

£586PCM



Armitstead
Barnett

Crossfield Court, Redhills Road, Arnside, LA5 0AT



Crossfield Court
Redhills Road
Arnside
LA5 0AT

£586 Per Calendar Month
Security Deposit – £676.15

- Highly appointed accommodation providing single level living.
- Situated in a highly desirable exclusive over 55's development.
- Set within private grounds with stunning views over the Estuary.
- Available for single occupation.





Set within the highly regarded Crossfield Court development in the heart of Arnside, this well-presented one-bedroom property offers comfortable low maintenance living, situated within beautiful gardens and grounds.

Designed exclusively for those aged over 55, the development is highly sought-after by those looking for a quiet and peaceful life. A condition of the let is that it is available for single occupation only.

The accommodation is arranged over a single level and comprises a light and welcoming entrance hallway, a generous lounge, a highly appointed fitted kitchen, double bedroom and a house bathroom, which is a wet room style bathroom. The property is decorated neutrally throughout and is ready to move into.





Residents benefit from the use of the beautifully maintained communal gardens, providing excellent outdoor space to relax and enjoy the views.

For peace of mind, the property also includes an emergency care line call system.

Crossfield Court offers the best of all worlds, being close to the varied amenities of Arnside and offering excellent connectivity to the Lake District and beyond.



General Remarks

Services : Mains electricity, gas central heating and mains drainage connected.

Please note : The Tenant is responsible for all services connected to the property including all charges for water and electric, Council Tax, telephone and all other services consumed at the property for the full commencement of the Tenancy.

Council Tax Band : B

Local Authority : Westmorland & Furness Council

Occupancy conditions : Please note that the property is available for single occupancy for over 55's only.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Viewings : Viewings are strictly by appointment with the sole letting agents. Please note that any interested parties must comply with the occupancy condition and further details are available from the letting agents.

Tenancy Terms : The property will be let on an Assured Shorthold Tenancy agreement for an initial term of 6 months.

Broadband : Available locally. Tenants will be required to make their own connections.

References : All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank

statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs : Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		



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