

£750 Pcm



Armitstead
Barnett

Main Street, Hornby, Lancaster, Lancashire, LA2 8JR





Main Street
Hornby
Lancaster
LA2 8JR

£750 Per Calendar Month
Security Deposit – £865.38

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- Well presented first floor accommodation.
 - Set in a sought-after village location in the Lune Valley.
 - Highly accessible for main road networks.
 - Good access to local schooling.





Located in the heart of the picturesque village of Hornby, within the Lune Valley, this well-presented two-bedroom first floor apartment offers convenient and comfortable living in a highly accessible location. Situated above the village Post Office, the property is within walking distance of the village amenities, including shops, a café, nursery, a public house and swimming pool.



The accommodation is set over the first floor and provides a spacious living room, breakfast kitchen area and two good-sized bedrooms, together with a house bathroom. The accommodation is light and airy throughout and offers a pleasant outlook over the village.





The property has two access points - during the opening hours of the Post Office and café premises below, the main shop entrance can be used. There is a secondary access point situated at the rear, which is accessed via a right of way over the neighbouring properties garden.



The accommodation is ideal for a professional, couple or those seeking village life with excellent accessibility to Lancaster, Kirkby Lonsdale and the Lune Valley.

General Remarks

Services : Mains electricity, gas central heating and mains drainage connected. The services are run from the commercial premises below.

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

Council Tax Band : A **Local Authority** : Lancaster City Council

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

Easements, Wayleaves, or Rights of Way : Please note that there is a right of way to the rear of the property, over neighbouring gardens, which provides access to the rear entrance door.

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.

Conservation Area / AONB: The village of Hornby is located within a conservation area and is also within an Area of Outstanding Natural Beauty.

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.

What3Words: [*///apple.dice.perfumes*](#)

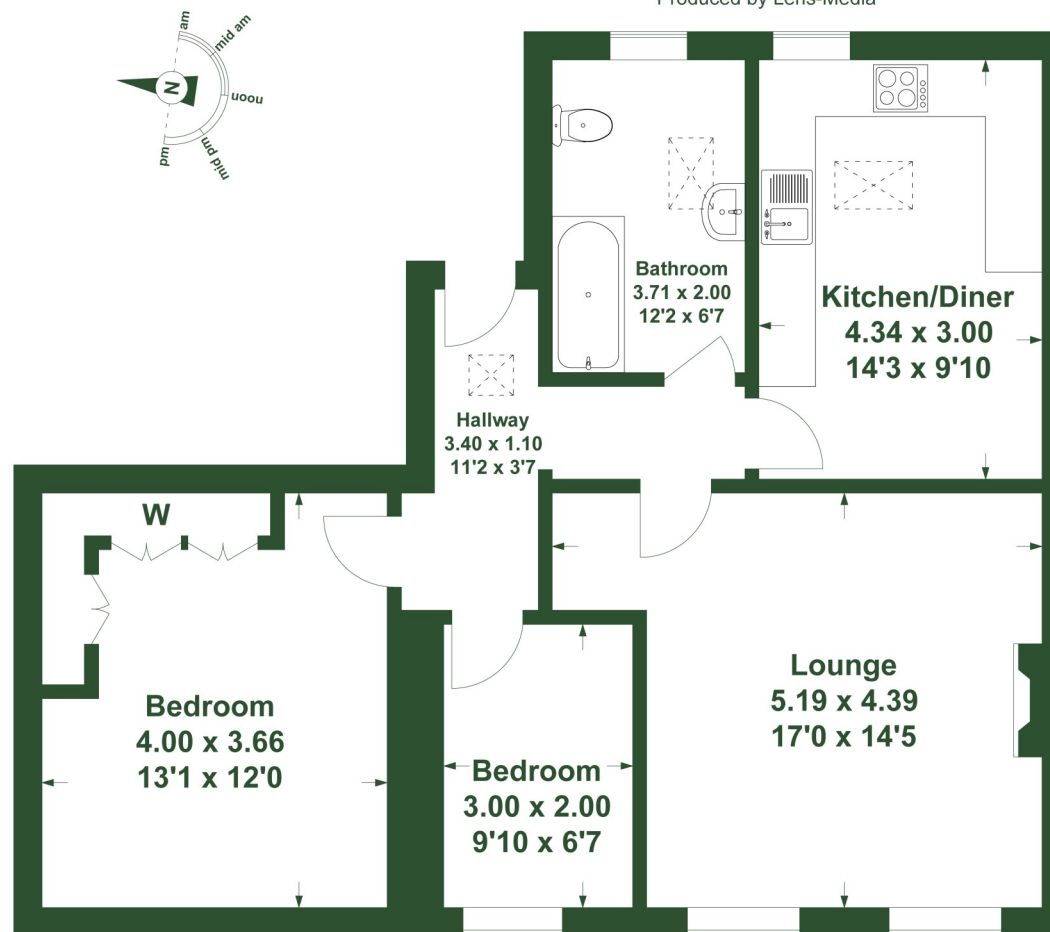
References : All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently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

Approximate Gross Internal Area : 73.05 sq m / 786 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



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



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