



Kingfisher Court, Caton, Lancaster, LA2 9PU

£625 PCM





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£625pcm

Security deposit - £721 .25



1 Bedroom



1 Bathroom

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- Well presented and neutrally decorated living accommodation
 - Excellent village location
 - Allocated gardens and parking
 - Available immediately



A well-presented one bedroom end-terrace property, situated on Kingfisher Court within the popular village of Caton. This well-presented home offers comfortable living accommodation with a convenient village location, ideal for professionals or couples.

The accommodation is arranged over two floors with a front entrance door opening into a vestibule and beyond into an open kitchen / living / dining space set around a feature fireplace. This is a welcoming and practical space for everyday living.



To the first floor, the property benefits from a spacious double bedroom and a bathroom comprising a walk-in shower, WC and wash hand basin.



Externally, the property enjoys an enclosed garden space, being a reasonably low maintenance area. The garden area is subject to a right of way for the neighbouring property across the pathway. The property has an allocated parking space, offering additional convenience.

Located within the desirable village of Caton, the property offers a peaceful setting whilst remaining within easy access of local shops, amenities and transport routes. The property is ideally located for the historic city of Lancaster, with excellent bus routes close by. The M6 motorway is approximately 10 minutes' drive away and railway connections are available from Lancaster.

The property is available for immediate occupation.



General Remarks

Services: The property has the benefit of mains electricity, mains water and mains drainage available and connected. The property is heated via electric radiators.

Parking allocated and number of spaces : Allocated parking space.

Easement, and Wayleaves or Rights of Way : The property is subject to a right of way in favour of the neighbouring property, which crosses the external garden space.

Footpaths / Bridleways : Non known

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

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

Viewings: Viewings are strictly by appointment with the sole letting agents. For the attention of Emma Hodkinson.

What3words Location : //screeches.brambles.known

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.

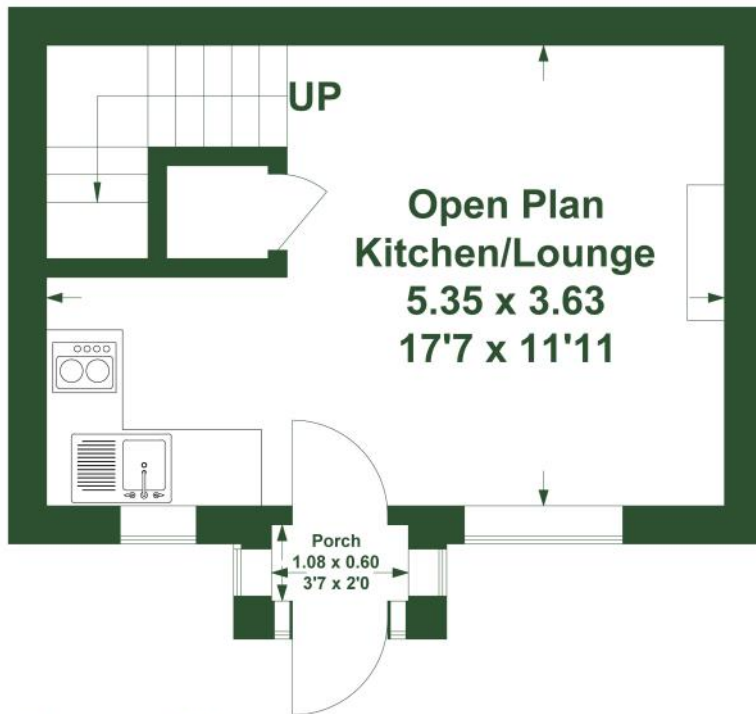


Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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 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.

Approximate Gross Internal Area : 39.65 sq m / 427 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



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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