



Maple Road, Garstang, Preston, PR3 1WR
£695 per calendar month





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£695pcm

Security Deposit- £801.92



1 Bedroom



1 Bathroom

This spacious and light first floor 1 bedroom apartment is available to let in a quiet part of Garstang, yet within walking distance to the centre of the town.

The apartment has its own private entrance at the rear of the building under a covered canopy. Stairs lead up to the first floor and into the good sized hallway. From here is the shower room with mains shower, pedestal wash hand basin, w.c., and large storage cupboard. Off the landing is a further cupboard providing more storage space.

The double bedroom faces the front of the building and has a range of wardrobes. The living room also faces the front and is light and bright. From here is the recently fitted modern kitchen comprising blue wall and base units with white porcelain 1 1/2 bowl sink unit. The kitchen features integrated appliances including a washing machine, fridge/freezer, oven and hob with extractor over.

Externally there is a shared lawned garden area, and also a paved bin store with additional space for drying washing outdoors. The maintenance of the outside areas is covered under a service charge which is included in the rent.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas fired combi boiler.

Parking allocated and number of spaces : Parking for 1 car to the front of the property, and further parking on the roadside nearby.

Construction Type : Not known

Building Safety : The apartment is accessed by one set of stairs.

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / National Landscapes : Not applicable

Easement, and Wayleaves or Rights of Way : None known. The outside space is communal with all residents of the apartments having access to all parts.

Footpaths / Bridleways : None 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, with low probability of being flooded from rivers or the sea.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : Not applicable.

Communications :

Broadband: Standard and Ultrafast broadband is available in the area

Mobile signal: Good outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : N/A

Local Authority: Wyre Borough Council

Council Tax: Band A

Viewings: Viewings are strictly by appointment with the sole letting agents. For the attention of Cathy Fish.

What3words Location : [///feasts.instilled.dorms](https://www.what3words.com/#!/en/feasts.instilled.dorms)

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





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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	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		