

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

15 Swallow Wharf,
Lancaster
LA1 3JA

The Tribunal members were

J.M.Going
J.Faulkner FRICS

Landlord

Mr Lingeswara KKR Vellala

Address

c/o Countrywide Residential Lettings,
Countrywide House,
Lake View Drive,
Sherwood Park,
Nottingham NG1 0DT

Tenant

Ms A.Towers

1. The rent is:

£875

Per

calendar
month

(excluding water rates and council
tax)

2. The date the decision takes effect is:

16 February 2025

3. Date assured shorthold tenancy commenced

16 June 2022

4. Length of the term or rental period

Monthly

5. Allocation of liability for repairs

As per section 11 of the Landlord and
Tenant Act 1985

6. Furniture provided by landlord or superior landlord

None referred to, apart from a wardrobe. The letting does however include carpets and curtains, light shades and a fully equipped kitchen, with an oven, washing machine and fridge.

7. Description of premises

The property, built approximately 50 years ago, is a small two-storey detached house with small gardens either side. It is conveniently located approximately 10 minutes' walk from the centre of Lancaster, but has only pedestrian access via a flight of 7 steps. The tiled roof is double pitched. The external walls are rendered. Windows are UPVC double glazed. Accommodation comprises: A small kitchen and a living/dining room on the ground floor with a bathroom/WC and 2 bedrooms (one double; one single) upstairs.

Chairman

J.M.Going

Date of Decision

9 May 2025