

Laundry Yard Apartment

Florence Court, The Laundry Yard Enniskillen BT92 1DB



National Trust



To Let

Rent: £650 per month including rates.

THE PROPERTY

- Florence Court is a magnificent 18th century house, formerly the home to the Earls of Enniskillen.
- In this fine setting, The Garden Apartment is one of 3 apartments in the Laundry Yard.
- The Garden Flat is a spacious two bedroom apartment over 3 levels with a shared courtyard area to the front. All rooms are well proportioned with lovely high ceilings as befits a period property. Set in the grounds of Florence Court house tenants will enjoy the benefits of living on this beautiful estate. Tenants will also benefit from economical biomass heating which serves the property.



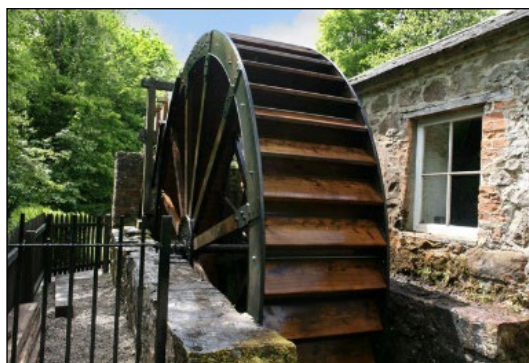
- Located near the border with the republic, Florence Court is the Trusts most westerly property. Surrounded by lush parkland and thick woodland with Benaughlin and the Cuilcagh mountains rising in the background, Florence Court enjoys a majestic countryside setting in West Fermanagh.



- Florence Court epitomises the Irish country house: a grand and elegant house in a romantic setting with self-sufficient demesne complete with gardens, parkland, woodland, and supporting buildings. The beauty and peacefulness of Florence Court bely the sometimes turbulent lives of those who lived and worked here during the course of its 300-year history.

- The National Trust is Europe's leading conservation charity, and is committed to preserving special places for everyone, for ever.

- The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.



- All tenants of the National Trust receive a FREE 'Tenant Pass' throughout the duration of the tenancy. This entitles two adults plus accompanying children to enjoy unlimited entry to National Trust properties in England, Wales and Northern Ireland.

THE ESTATE

NATIONAL TRUST

DIRECTIONS

- Florence Court lies approximately 8 miles south west of Enniskillen via the A4 and then A32 to Swanlinbar.

ENTRANCE HALL: 4.74m x 2.21m

- Tiled floor; Built in storage area

BEDROOM 1 5.93m x 6.14m



With timber floor, redbrick feature archways, timber beams on ceiling, painted walls, one double radiator, three pendant drop lights, three double power points.

ENSUITE



2.15m x 1.89m

With white bathroom suite comprising, toilet, sink and shower unit, tiled splashback, vinyl floor, one single radiator, extractor fan.

STAIRS TO LANDING AND FIRST FLOOR

HALLWAY 1.24m x 6.08m

Neutral carpet, painted walls, two single radiators, two double power points, telephone point and access to attic.

KITCHEN 4.91m x 2.99m



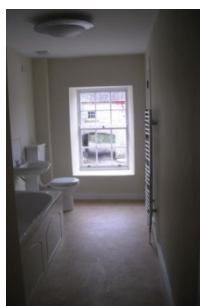
Modern kitchen, with range of high and low level units, stainless steel sink with hot and cold mixer taps, oven and hob, walls part tiled / part painted, vinyl floor, one wall mounted radiator, power points.

LIVING ROOM**4.79m x 6.02m**

Fireplace with wood burning stove. Carpet flooring, painted walls, four double power points, TV point, phone point, one double radiator

STAIRS TO SECOND FLOOR**BEDROOM 2 3.36m x 4.72m**

With carpet floor, painted walls, three double power points, one double radiator, door to hot press with built in shelves.

BATHROOM 1.77m x 4.69m

With vinyl floor, walls part tiled/part painted, white bathroom suite comprising toilet, sink and bath with shower unit and shower panel over bath. One single radiator, access to attic, built in storage space.

Due to restrictions in the Courtyard there is parking for one car only but there is ample car parking close by.

SERVICES

- Biomass boiler heating managed by estate staff. This is a very economical form of heating for the tenant and will be calculated and recharged according to a separate meter reading.

OUTGOINGS

- The tenant is responsible for payment of outgoing relating to the property such as electricity, phone etc. The National Trust generally pays the rates centrally and then recharges tenants on a monthly basis. Any discount on Rates given to the Trust is passed on in full to the occupier.

ENERGY PERFORMANCE CERTIFICATE

- An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

TERM

- The property is available to let under an Uncontrolled Tenancy Agreement for an initial term of 12 months after which the tenancy may continue providing both parties agree. References will be sought from interested parties to include a credit check.

RENT

- The ingoing tenant will pay one month's rent in advance on tenancy commencement.
- Subsequent payments by Direct Debit monthly in advance.

RENT REVIEWS

- The rent is made up of two parts - rent and rates.
- Should the tenant continue after the initial 12-month term, becoming a monthly periodic tenant, a review of the rental element will be carried out two years after the start of the tenancy and every two years thereafter.
- The landlord will review the rateable charge on the property in line with the Land and Property Services schedule on a 12-month basis from the 1st April in every year.

DEPOSIT

- The tenant will be required to provide a deposit equivalent to one month's rent on the signing of the agreement.
- This will be registered and held under the Tenancy Deposit Scheme and returned at the end of the tenancy subject to compliance with terms of Tenancy Agreement.

INSURANCE

- The National Trust will be responsible for insuring the building but not the contents. The ingoing tenant should ensure they have sufficient cover for their needs.

REPAIRING RESPONSIBILITIES (Summary)

- **The Trust:** Responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.
- **The Tenant:** Responsible for day-to-day maintenance, decoration and garden where applicable.
- The repairs obligation as laid out in full within the Tenancy Agreement.

SUB-LETTING

- The property shall be occupied as a single private residence only.
- There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

PETS

- Tenants may seek the landlord's permission for pets to be kept and this will be considered on an individual basis.

Viewings, Application Process and Further Information**Viewings**

- Viewings will be held on 3 July 2025

Contact

- (1) Jenny Stewart on Jenny.stewart@Nationaltrust.org.uk
- (2) Andy Laverty on Andrew.Laverty@Nationaltrust.org.uk

Application process	<ul style="list-style-type: none"> • Interested parties are requested to contact the National Trust, either through Property News or via the email addresses above. • A small number of viewing slots will be available and should demand be strong we will issue an initial application form. • This form will request some basic information and also give applicants a chance to let us know why they would like to live in Florence Court. • Forms must be returned by 17.00 on Mon 7th July • All forms will be reviewed and potential tenants will be shortlisted and offered a further viewing slot on 9th July • Preferred candidate will be selected and contacted on 10th July • The preferred candidate must go through a credit check – see below - and all information for that must be provided by . • If successful, the provisional hand over date of the property will be – subject to agreement between both sides.
Credit Check	<ul style="list-style-type: none"> • Under National Trust regulations all new tenancies must be credit checked, to ensure that financial risk is minimised. • The successful tenant will be required to provide the following supporting documentation: <ul style="list-style-type: none"> • Proof of identity: Photo ID such as a Passport or driving licence. • Proof of address: Utilities bill, credit card bill or bank statement. • Proof of income: Last three months pay slips, current P60, pension or benefits statement. Self-employed: Last two years SA302 and last 6 months personal bank statement.
GDPR	<ul style="list-style-type: none"> • Our Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy • As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. • We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities. • Examples include if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Land & Property Services or Utilities companies at the beginning or end of a Tenancy.
OTHER	<ul style="list-style-type: none"> • For information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants but please note some of the information is not applicable to Northern Ireland. • Properties in NI are advertised on www.propertynews.com

