



Converted Mill Development

Two Double Bedrooms

City Centre Location

Upper Floor Flat

Allocated Parking Space

Energy Performance Rating 'C'



17 West Block Shaddon Mill
Shaddongate
Carlisle, CA2 5WB

Monthly Rental Of
£600

A City Centre, two bed flat in a luxury historic mill conversion. Located next to the iconic Dixon's Chimney, there are a host of amenities within walking distance including food outlets and Sainsbury's, Lidl and Aldi supermarkets. There are good transport links by road, from main bus routes and Carlisle train station is also close by. The fourth floor property briefly comprises: Communal man entrance, stairway and landing. Private front door to flat leads to hallway with two storage cupboards. Open plan living area with feature exposed brick wall and modern fitted kitchen with integrated appliances and breakfast bar. Two double bedrooms both with exposed brick features and one with en-suite bathroom. Main Bathroom with underfloor heating. Designated parking space in secure car park.

Hall 4' 3" x 3' 10" (1.30m x 1.17m) 6' 1" x 13' 7" (1.85m x 4.14m)

Entrance from communal hallway to hallway with internal doors to all rooms. Walk-in storage cupboard and airing cupboard.

Kitchen 11' 1" x 9' 5" (3.37m x 2.87m)

Modern fitted kitchen with a range of wall and floor units. Complimentary worktops. Under unit lighting. Integrated fridge and integrated freezer. Built-in oven, microwave, and hob with extractor overhead. Tiled floor. Integrated washing machine/dryer and breakfast bar. Open plan with Living Room.

Living Room 16' 5" x 12' 2" (5.01m x 3.70m)

Open plan to Kitchen. Exposed brick feature wall with double windows.

Bedroom 1 20' 8" x 9' 2" (6.31m x 2.79m)

Double bedroom with exposed brick feature wall. Wardrobe and en-suite bathroom.

En-suite 8' 0" x 5' 7" (2.43m x 1.70m)

Featuring shower, sink on vanity unit, towel radiator, heated tiled floor and part tiled walls.

Bedroom 2 8' 11" x 12' 6" (2.73m x 3.82m)

Double bedroom with exposed brick feature wall

Bathroom 5' 3" x 6' 0" (1.60m x 1.83m) 8' 8" x 5' 7" (2.64m x 1.70m)

Featuring towel radiator, sink on vanity unit, cupboards, bath with shower unit, part tiled walls and heated tiled floor.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy performance certificate (EPC)

Apartment 17 West Block Shaddon Mill
Shaddongate
CARLISLE
CA2 5WB

Energy rating

C

Valid until: 12 June 2029

Certificate number: 0267-2837-6265-9091-8741

Property type

Mid-floor flat

Total floor area

76 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60