



**1 Bed Ground Floor**

**On Bus Route**

**Council Tax Band A**

**Market Town Location**

**Good Transport Links from A69**

**Parking Space**



**Flat 2, Townfoot Farm Carlisle Road**  
Brampton, CA8 1ST

**Monthly Rental Of**  
**£350**



Cosy one bedroomed apartment, situated on the outskirts of the popular market town of Brampton, which is approximately 9 miles East of Carlisle. Close by are local shops, post office, banks, building societies, schools and leisure activities. Once a week there is a market day. The A69 is close by for Newcastle and Carlisle. The apartment benefits from central heating and double glazing. Accommodation briefly comprises: Communal Entrance leading to apartment with intercom entry system. Hallway to Sitting Room. Fitted Kitchen with wall and floor units and cooker. Small Dining Area. Double Bedroom. Bathroom with shower cubicle, wash hand basin and W.C. Outside: Communal gardens and car parking space.

**Entrance Hallway** 12' 2" x 5' 11" (3.72m x 1.81m)  
Entrance from Communal Hallway. Phone for main door secure intercom. Spacious storage cupboard. Doors to all rooms.

**Living Room** 11' 10" x 6' 11" (3.60m x 2.12m)  
Open plan to kitchen.

**Kitchen** 11' 10" x 5' 6" (3.61m x 1.68m)  
Fitted kitchen with a range of wall and floor units. Complimentary worktops. Integrated oven and hob. Fridge and washing machine. Vinyl flooring. Open plan to Living Room.

**Bedroom 1** 13' 5" x 6' 7" (4.08m x 2.01m)  
Double bedroom.

**Bathroom** 10' 8" x 3' 8" (3.25m x 1.13m)  
Comprising shower enclosure, WC and pedestal mounted wash basin. Vinyl flooring. Part tiled walls.

**Outside**  
Communal gardens. Parking space.

**Terms:**  
All lets are on an Assured Shorthold Tenancy that must be for an initial term of 6 months. We take up Bank, Employers and Character References and also carry out credit checks. An Administration Fee of £100 (non-refundable) must accompany any application for tenancy. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal 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

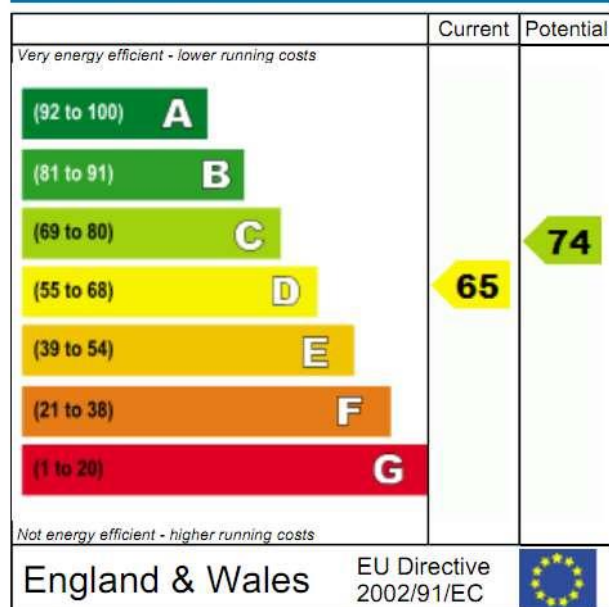


Flat 2  
Townfoot Farm  
Carlisle Road  
BRAMPTON  
CA8 1ST

Dwelling type: Ground floor flat  
Date of assessment: 9 May 2008  
Date of certificate: 11 May 2008  
Reference number: 0018-3011-6295-4378-4010  
Total floor area: 39 m<sup>2</sup>

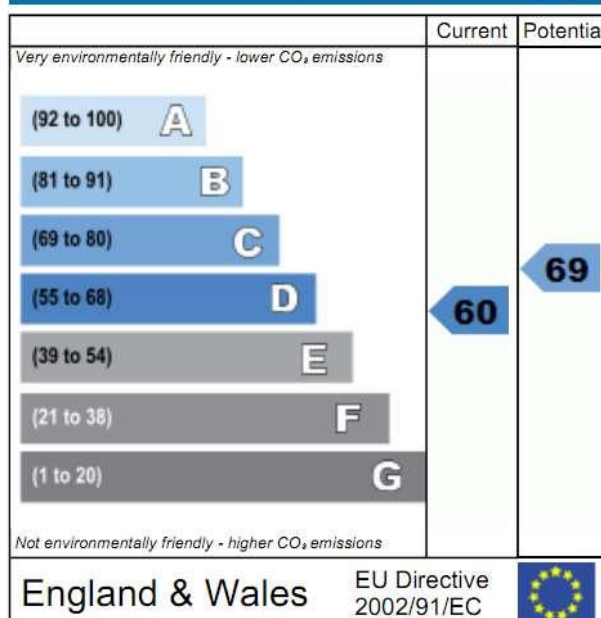
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	388 kWh/m <sup>2</sup> per year	296 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.5 tonnes per year	1.9 tonnes per year
Lighting	£31 per year	£16 per year
Heating	£286 per year	£238 per year
Hot water	£64 per year	£49 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)