



Ground Floor Apartment

Newly Renovated

Central Location

Two Double Bedrooms

Off Street Parking

Available Immediately



3 The Old Courthouse Station Road
Wigton, CA7 9AJ

Monthly Rental Of
£460

NEW BUILD - a spacious ground floor apartment in central Wigton. Wigton is a popular market town to the West of Carlisle offering excellent transport links, amenities and local schools. Large local employers include Innovia Group. The town centre shops and railway station are all within a short walking distance. The property has recently been converted and comprises a communal entrance hallway leading to the apartment which has a modern bathroom, two double bedrooms and a open plan kitchen/living room, the kitchen has a range of modern units, electric hob, electric oven below and integrated washing machine. There is a parking place at the front of the property.

Hall 7' 5" x 7' 0" (2.27m x 2.13m)

with private flat front door from communal hallway to hallway
with internal doors to all rooms.

Living Room / Kitchen 19' 0" x 12' 11" (5.79m x 3.94m)

Open plan living area with kitchen and lounge area. Modern fitted kitchen with a range of floor and wall units. Built-in oven and hob with stainless steel extractor overhead. Integrated washing machine. Under unit lighting. Space for table and chairs as well as couches. Vinyl floor to kitchen area and carpets to rest.

Bedroom 1 14' 9" x 14' 10" (4.49m x 4.51m)

Double bedroom over looking the rear of the property.

Bedroom 2 5' 9" x 4' 9" (1.74m x 1.44m) + 15' 1" x 9' 1" (4.61m x 2.76m)

Double bedroom over looking the rear of the property.

Bathroom 7' 7" x 7' 1" (2.31m x 2.15m)

Contemporary bathroom featuring bath with shower over. Glass shower screen. WC and sink. Cushion flooring.

Outside

off-street communal parking area.

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)

3 Old Court
Station Road
WIGTON
CA7 9AH

Energy rating

C

Valid until: **29 October 2031**

Certificate number: **7191-4302-1132-4572-5093**

Property type

Ground-floor flat

Total floor area

83 square metres

Rules on letting this property

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

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 C.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

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