

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

8 Langton Court, Penrith, Cumbria, CA11 7AF



- **Modern First Floor Flat**
- **Central Penrith Location**
- **Living Room, Kitchen, Bedroom + Bathroom**
- **Shared Courtyard with Drying Rights**
- **Electric Heating + Double Glazing**
- **Resident Permit Parking Available**
- **EPC Rate D**

Per month £550 Per month

Centrally located in Penrith, 8 Langton Court is a compact and economical, purpose built, first floor flat, arranged around a private central courtyard and has accommodation comprising: Entrance Hall, Living Room, Kitchen, Bedroom and a Bathroom with an electric shower over the bath. The property has the benefit of Electric Heating, Double Glazing and a Security Entry phone.

Location

Langton Court is located on the junction between King Street and Victoria Road. On foot, head south from the town centre, down King Street. Langton Court is on the right hand side, opposite John Norris Fishing Tackle.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property.

Fees

On signing the tenancy agreement you will be required to pay:

Rent £550

Refundable tenancy deposit: £630.00

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID: A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

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WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the

Hall

Having a modern electric radiator, a telephone point and a ceiling trap to the loft space above.



Kitchen 9'5 x 7'9 (2.87m x 2.36m)

Fitted with cream fronted units with a painted wood block work surface incorporating a 1 1/2 bowl stainless steel single drainer sink and mixer tap. There is an electric cooker point, space for an under surface fridge and plumbing for a washing machine. A uPVC double glazed window overlooks the central courtyard area. The kitchen is open to the



Living Room 11'9 x 11'9 (3.58m x 3.58m)

Having a modern electric radiator, a TV aerial point and a uPVC double glazed window.



Bedroom 5'4 x 5'7 (1.63m x 1.70m)

Having an airing cupboard and a uPVC double glazed window.



Bathroom 5'4 x 5'7 (1.63m x 1.70m)

Fitted with a white bath having an electric shower over and tiles around. The wash basin is set on a stand with a cupboard below. There is a uPVC double glazed window.

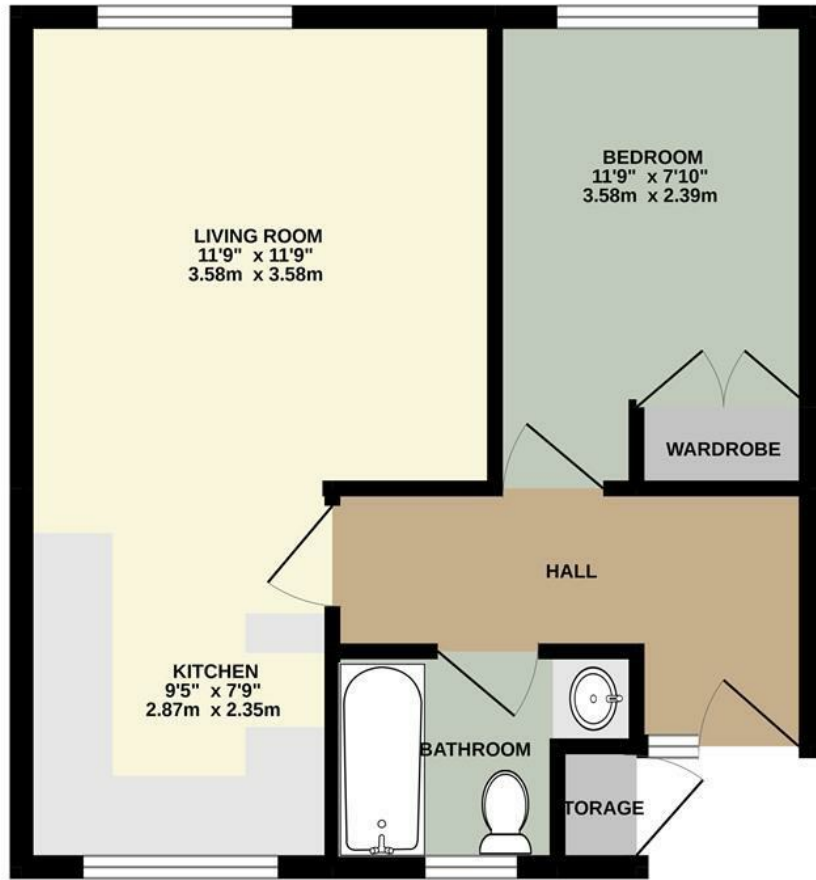


Outside

There is a shared courtyard with drying rights. On the landing close to the flat entrance is a lockable store.

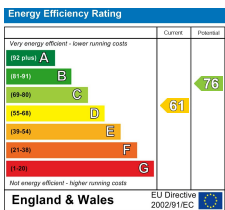
Resident Parking Permits are available through Eden District Council.

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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