

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

13 Brooklands View, Penrith, Cumbria, CA11 8JZ



- **Purpose Built Ground Floor Flat**
- **Peaceful Cul-de-Sac Close to Penrith Town Centre**
- **Living Room + Kitchen**
- **Bedroom + Bathroom with Shower Over the Bath**
- **Off Road Parking + Communal Gardens With Drying Facilities**
- **Fully Double Glazed + Gas Central Heating via a Condensing Boiler**
- **EPC Rate - D. Council Tax Band A**
- **Strictly No Pets**

PCM £580 PCM

Located close Penrith centre yet set in a peaceful cul-de-sac, this is a smart ground floor apartment with accommodation comprising: Hallway, Living Room, Kitchen, Bedroom and a Bathroom with a shower over the bath. Outside there is a shared Car Park with the right to park and a Communal Garden Area with Drying Facilities. The property also has the benefit of Gas Central Heating via a Condensing Combi Boiler and is fully double glazed.

Location

From the centre of Penrith, head South on King Street and turn left at the traffic lights into Roper Street, which becomes Carleton Road. Drive up the rise and turn right into Pategill Road and Left into Prince Charles Close. Turn left into Cumberland Close and left again into Brooklands View.

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 with a further/higher education facility at Newton Rigg College. 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, gas and electricity are connected to the property. Council Tax band A

Fees

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

Rent £580

Refundable tenancy deposit: £665

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)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

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 part double glazed security door to the;

Hallway

A recessed cupboard houses the MCB consumer unit and a walk in cupboard with light houses a Baxi condensing combi boiler which provides the hot water and central heating.

Living Room 12'2 x 9'1 (3.71m x 2.77m)

Having a double glazed window, a double radiator, a TV and telephone point and satellite lead. A door opens to the;



Kitchen 7'1 x 5'1 (2.16m x 1.55m)

Fitted with white fronted wall and base units with a wood effect work surface incorporating a stainless steel single drainer sink. There is space for a gas or electric cooker and a space for an under-surface fridge. There is a partly shelved pantry, a double glazed window, a double radiator and extractor fan.



Bedroom 9' x 7'9 (2.74m x 2.36m)

A double glazed window faces to the front and there is a single radiator.



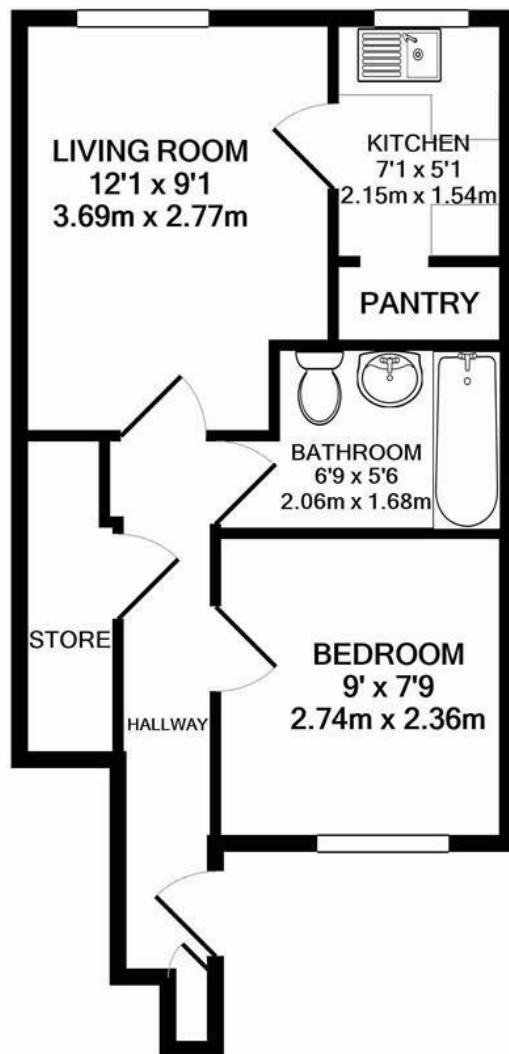
Bathroom 5'6 x 6'9 (1.68m x 2.06m)

Fitted with a white toilet, wash basin and a steel panelled bath with Mira electric shower over and tiling around. There is a single radiator and extractor fan.

**Outside**

There is a shared garden area to grass with a drying facilities, a car park with the right to park and an open bin store by the front door.

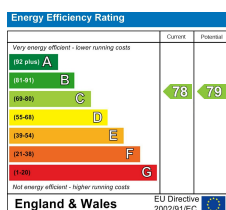




TOTAL APPROX. FLOOR AREA 346 SQ.FT. (32.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

