

18 Pembroke Place, Penrith, CA11 9HB



- **Modern Ground Floor Flat in a Peaceful Location**
- **Living Room, Kitchen, 2 Bedrooms + Shower Room**
- **Modern Electric Radiators**
- **uPVC Double Glazed**
- **Allocated Parking Space**
- **Low Maintenance Garden**
- **Council Tax Band - A, EPC - E**
- **Sorry No Pets**

PCM £700 PCM

Location

From the centre of Penrith, head up Sandgate and turn left at the mini roundabout into Meeting house Lane, which becomes Drovers Lane. Drive through the one way section and turn right into Macadam Way. Drive up the the top of the hill and turn left into Petteril Road and at the head of the cul-de-sac, turn right into the parking area, the allocated space for flat 18 is the top right hand space..

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 17,000 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.

Council Tax is band A

Fees

Please note that to be able to meet the affordability criteria the household gross income of any prospective tenant(s) will need to be 3 times the rental amount.

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

Rent £700

Refundable tenancy deposit: £805

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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Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through UPVC double glazed door to the;

Hallway

A recessed airing cupboard houses the hot and cold water tanks and there is a recessed coat cupboard.

Living Room 14'1 x 10'7 (4.29m x 3.23m)

A floor to ceiling window looks out onto the open ground to the front. There is a modern electric radiator, a TV aerial lead, a satellite lead and a telecoms point.

The sofa does not form part of the tenancy but can be gifted or removed.

A door opens to the;



Kitchen 9'1 x 7'10 (2.77m x 2.39m)

Fitted three sides with wood effect fronted units and a cream worksurface incorporating a stainless steel single drainer sink and a tile splashback. The electric cooker, upright fridge freezer, washing machine and microwave do not form part of the tenancy but can be gifted or removed.

A uPVC double glazed window looks out to the rear.



Bedroom One 9'9 x 12'5 (2.97m x 3.78m)

Having a modern electric radiator and the uPVC double glazed window. The bed does not form part of the tenancy but can be gifted or removed.



Bedroom Two 6'4 x 8'7 (1.93m x 2.62m)

Having a modern electric radiator and a uPVC double glazed window.



Shower Room 5'6 x 6'2 (1.68m x 1.88m)

Fitted with a toilet, a wash basin and a large shower enclosure with an electric shower and marine boards to 2 sides. The walls and floor are tiled and there is an electric heated towel rail and a uPVC double glazed window.



Outside

There is an allocated parking space with the flat.

On the North east side of the flat is a gravelled garden area.

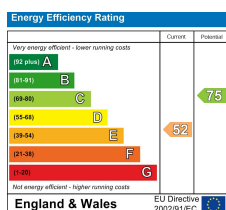


GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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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