



Hill Flat, Morland House, Morland – CA10 3AZ
£675 pcm

PFK

Hill Flat

Morland House, Penrith

A charming 3 bed apartment, set over two levels in the quiet and desirable village of Morland, and part of the Morland House Estate. Positioned in the heart of this popular village, Hill Flat oozes character and boasts surprisingly generous proportions throughout.

With the benefit of an entrance porch, leading into a lovely living room/diner, a further door takes you into the kitchen and stairs to the first floor lead off the living room. Three double bedrooms and a family bathroom can be found on the first floor, along with ample storage space. Externally, this fantastic property enjoys a low maintenance patio garden with lockable shed and parking space.

Please note that the property will be let unfurnished.

Directions

What3Words - thudded.unguarded.craft From Penrith take the A6 through Eamont Bridge and then take the left turn to Cliburn. Turn right at the crossroads in Cliburn and continue on to Morland. On entering the village, pass the church on the left, following the road downhill to the left and Hill Flat is on the left before the public house and immediately opposite Mothercroft.





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Morland House, Penrith

Morland is a large Eden valley village between Penrith and Appleby, set around the tranquil Morland Beck. The nearby A6, A66 and M6 provide excellent transport links and the market town of Penrith is seven miles away with further amenities including a railway station on the west coast main line.

- Grade II listed apartment
- 3 Double bedrooms
- Spacious accommodation
- Parking for one and a patio garden
- Charming village location
- Tenure - Understood to be Leasehold
- Council Tax Band - A
- EPC Rating - E

Services

Mains electricity, water and drainage. Oil fired central heating and some secondary and double glazing installed. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.



ACCOMMODATION

Entrance Porch

6' 6" x 6' 4" (1.97m x 1.92m)

Front aspect, double glazed window and door, cloaks area and tiled flooring.

Living Room

16' 10" x 13' 4" (5.13m x 4.07m)

Front aspect windows with secondary glazing and double glazed side aspect window, loft access and radiator.

Kitchen

12' 10" x 5' 11" (3.90m x 1.80m)

Fitted wall and base units with complementary work surfacing incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated hob and oven with extractor over and integrated fridge, space for washing machine and double glazed front aspect window.

FIRST FLOOR LANDING

With open shelved cupboard, two enclosed storage cupboards, loft access and side aspect window.

Bedroom 1

13' 11" x 13' 9" (4.23m x 4.19m)

Double bedroom with front aspect window with wooden shutters, radiator and open fireplace with slate hearth and wood mantel.

Bedroom 2

12' 10" x 11' 3" (3.92m x 3.43m)

Front aspect double bedroom with radiator.

Bedroom 3

13' 6" x 9' 6" (4.12m x 2.90m)

Double bedroom with front aspect window with original shutters.

Bathroom

10' 5" x 7' 10" (3.18m x 2.39m)

Fitted with a three piece suite comprising bath with shower over, WC and pedestal wash hand basin, tiled splashbacks, ceiling extractor and side aspect window.





Yard – Walled surround with gated entrance and concrete path leading to the front door, lockable shed situated to the left of the gate and offroad parking for one vehicle. The property is south facing.

Off street – 1 Parking Space

ADDITIONAL INFORMATION

Management & Terms

Management: This property is managed by the Landlord.
Terms: EPC rating: E Rental: £650 PCM plus all other outgoings Deposit: Equal to one month's rent Conditions: No smokers allowed. Pets by negotiation. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Referrals & Other Payments

PFK works with preferred providers for certain letting services. While their prices are competitive, you are under no obligation to use them and may wish to compare alternatives. If you choose to proceed, PFK will receive a referral fee. For example, M & G EPCs Ltd – PFK receive a fee of £35 for an EPC and floorplan, £24 for an EPC only, and £6 for a floorplan only. RentGuarantor Ltd pays PFK 7.5% of the revenue they collect. PFK also receives payments for inventories (£80–£130), tenant referencing (£32), fitting smoke/carbon monoxide alarms (£5), Homebox for utility management (£10.00 per tenant package) and AML checks via Landmark (£8.50–£15.50). All figures include VAT.

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.

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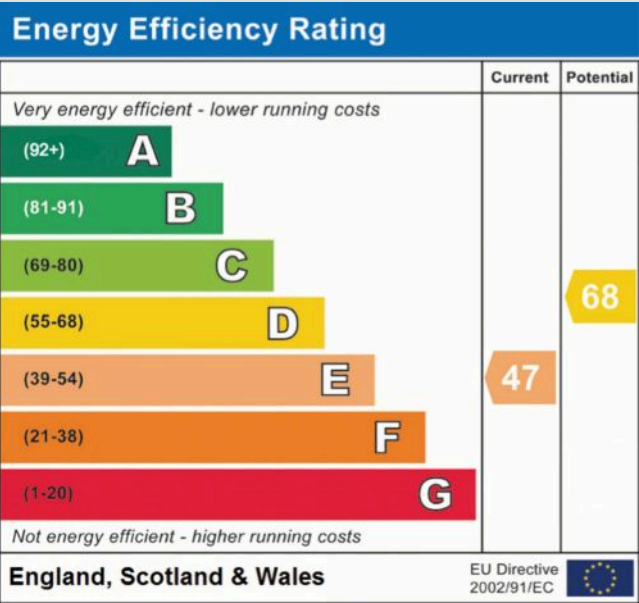
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PFK Property Management

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

propertymanagement@pfk.co.uk

www.pfk.co.uk/

PFK

