



One Bedroom Flat

City Centre Location

Ground Floor

Available Immediately

Local Amenities Close By

Council Tax Band 'A'



Flat 1 20 Chatsworth Square
Carlisle, CA1 1HE

Monthly Rental Of
£420

A newly refurbished one bedroom ground floor flat located in the centre of Carlisle. The flat is in a converted house in Chatsworth Square where the houses surround a central private garden. All the amenities of Carlisle City Centre are within a few minutes walking distance, with Carlisle College across the road and bus and train stations close by. The accommodation briefly comprises: Entrance Hall with store cupboard, Living Room with laminate flooring, modern fitted Kitchen including oven and hob, Bathroom with walk-in shower enclosure. Double Bedroom with built-in store cupboard. Outside there is a shared rear yard with pedestrian access.

Hall 8' 5" x 6' 6" (2.56m x 1.99m)

Entrance to the flat from the communal hall, the flat hall has doors to Living Room, Kitchen and Bathroom. Walk-in storage cupboard with coat hooks. Laminate flooring. Intercom to main front door.

Living Room 16' 9" x 12' 7" (5.10m x 3.84m)

with period ceiling feature cornice and double window overlooking Hartington Place. Door to Bedroom. Laminate flooring.

Kitchen 12' 11" x 5' 11" (3.93m x 1.80m)

Newly fitted kitchen with a range of floor and wall units. Complimentary worktops. Oven, hob and extractor. Space for slimline washing machine. Laminate flooring. Airing cupboard.

Bedroom 13' 6" x 7' 10" (4.11m x 2.39m)

Double bedroom overlooking Chatsworth Square. Built in storage cupboard. Laminate flooring.

Bathroom 8' 6" x 6' 2" (2.59m x 1.89m)

Contemporary bathroom with walk-in shower enclosure, WC and wash basin. Laminate flooring.

Outside

Communal rear yard with store shed. Option to have access to communal gardens for Chatsworth Square at additional cost if required. Resident's parking scheme.

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)

FLAT 1
20 CHATSWORTH SQUARE
CARLISLE
CA1 1HE

Energy rating

E

Valid until: **3 December 2030**

Certificate number: **0246-3901-6202-2530-9200**

Property type

Ground-floor flat

Total floor area

51 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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