

Top Floor Flat

Two Double Bedrooms

City Centre Location

Supplied Furnished

Parking Space

Council Tax Band 'A'







Flat 2, 14A Abbey Street

Carlisle, CA3 8TX

Monthly Rental Of £470 Furnished

A two bed, top floor, city centre flat supplied furnished. Located on Abbey Street in the Historic Quarter of Carlise, Tullie House, Carlisle Cathedral, Carlisle Castle and the City Centre are all within short walking distance. Amenities on and around Abbey St include food outlets, hair salons, and Sainsbury's supermarket. There are two flats in this development and this is the top floor one accessed from a communal staircase. Entrance from private flat front door to hallway with storage cupboard and airing cupboard. Living Room with views to Carlisle Castle. Fitted ktichen with appliances and space for dining table and chairs. Two double bedrooms both with sinks. Bathroom featuring bath iwth shower over. Outside: Parking Space.

Hallway *4' 2" x 2' 11" (1.26m x 0.90m) + 12' 8" x 3' 6" (3.86m x 1.06m)*
Entrnace from flat front door to hallway with doors to all rooms. Storage cupboard and airing cupboard.

Living Room *13' 7" x 12' 1" (4.13m x 3.68m)*
featuring electric fire with wood surround. Double windows with views to Carlisle Castle.

Kitchen/Breakfast Room *10' 1" x 10' 0" (3.08m x 3.04m)*
fitted kitchen with a range of floor and wall unit. Complimentary worktops. Table and chairs. Fridge freezer. Washing machine. Electric cooker with extractor overhead. Cushion flooring.

Bedroom 1 *13' 5" x 9' 9" (4.10m x 2.97m)*
Double bedroom with views to Carlisle Castle. Wash basin.

Bedroom 2 *13' 4" x 11' 9" (4.07m x 3.58m)*
Double bedroom with wash basin. Views to Dixon's Chimney.

Bathroom *6' 4" x 6' 0" (1.93m x 1.82m) + 3' 5" x 3' 2" (1.05m x 0.97m)*
featuring wash basin, WC and bath with electric shower. Glass shower screen. Cushion flooring.

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 2 14a Abbey Street CARLISLE CA3 8TX	Energy rating **E**	Valid until: **17 June 2030** Certificate number: **8850-6026-9260-6595-2296**

Property type	Top-floor flat
Total floor area	40 square metres

Rules on letting this property

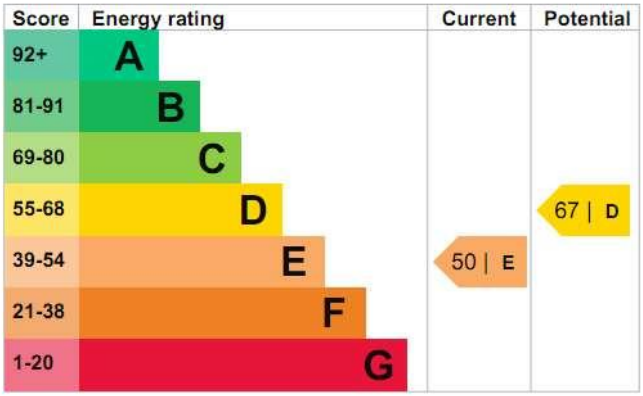
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

See how to improve this property's energy performance.



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