



**2 Bedroom, First Floor Flat**

**Close to local amenities & schools**

**Large Living Room**

**Popular Morton West Area**

**On Regular Bus Route**

**Central Heating & Double Glazing**



**12 Reeth Road**  
Carlisle, CA2 6SX

**Monthly Rental Of**  
**£425**

First floor two bedroom flat, situated to the west of the city in the Morton West area. Conveniently located close to local shops and amenities, on a regular bus route and also benefiting from the western bypass for easy road access to the North and West of the City. Primary and secondary schools within walking distance. On regular bus route. The property briefly comprises communal entrance hallway, stairs to first floor flat, entrance hallway, spacious lounge, modern fitted kitchen, two double bedrooms and bathroom. Communal drying area. Large garage and off road parking. The property also benefits from double glazing and gas central heating. No Pets.

#### **Entrance Hall**

Entrance via double-glazed front door from communal 1st floor landing. Door to Living Room.

#### **Living Room 22' 7" x 10' 9" (6.88m x 3.27m)**

Spacious Living Room with double aspect providing views to front and rear of the property. Doors to rear hall and Kitchen. Telephone intercom system for ground floor outer door.

#### **Kitchen 9' 5" x 6' 6" (2.87m x 1.98m)**

Modern fitted kitchen with a range of wall and base units with complementary work surfaces. Single drainer sink with mixer tap. Integrated oven, electric hob with stainless steel splashback and extractor overhead. Plumbing for washing machine, space for fridge freezer. Cushion flooring. Airing Cupboard.

#### **Inner Hall 6' 11" x 3' 7" (2.10m x 1.09m)**

Door to both bedrooms & Bathroom. Storage cupboard.

#### **Bedroom 1 12' 10" x 9' 4" (3.90m x 2.84m)**

Double bedroom.

#### **Bedroom 2 9' 5" x 9' 4" (2.88m x 2.85m)**

Double bedroom.

#### **Bathroom 6' 6" x 5' 6" (1.97m x 1.67m)**

Modern bathroom comprising pedestal mounted washbasin, WC and glass shower cubicle with electric shower. Cushion flooring, Extractor fan.

#### **Outside**

Single garage with up and over door and rear pedestrian access door. Communal drying area. Off road parking to front of building.

#### **Terms:**

All lets are on an Assured Shorthold Tenancy that must be for an initial term of 6 months. We take up Bank, Employers and Character References and also carry out credit checks. An Administration Fee of £100 (non-refundable) must accompany any application for tenancy. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal 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.



## 12, Reeth Road, CARLISLE, CA2 6SX

Dwelling type: Mid-floor flat  
 Date of assessment: 17 March 2015  
 Date of certificate: 23 March 2015

Reference number: 8605-7327-3630-2493-4996  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 60 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

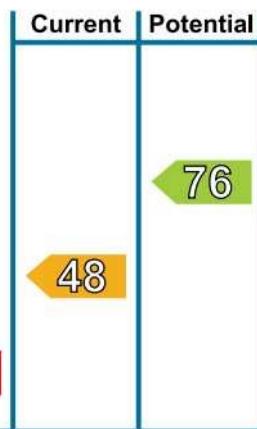
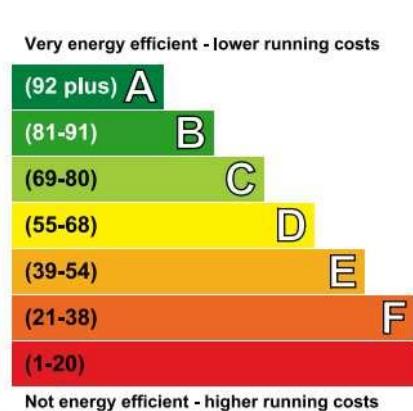
Estimated energy costs of dwelling for 3 years:	£ 3,303
Over 3 years you could save	£ 1,821

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 123 over 3 years	
Heating	£ 2,151 over 3 years	£ 1,017 over 3 years	
Hot Water	£ 918 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 3,303</b>	<b>£ 1,482</b>	 <b>You could save £ 1,821 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 537
2 Floor insulation (suspended floor)	£800 - £1,200	£ 510
3 Low energy lighting for all fixed outlets	£35	£ 90

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.