



Ground Floor Apartment

2 Double Bedrooms, 1 En-suite

Open Plan Kitchen / Living Room

Outside Patio Garden

2 Allocated Parking Spaces

Part Furnished



5 Willow Place Parkland Drive
Carlisle, CA1 3GQ

Monthly Rental Of
£580

A 2 bedroom modern ground floor apartment with it's own outdoor space. Situated towards the south of the city in the exclusive development of Parklands Village. This desirable location has easy access to Junction 42 (M6) and is only ten minutes from Carlisle city centre. A number of amenities are close by including Aldi Superstore. There is a regular bus service to Carlisle. The property benefits from double glazing and central heating and briefly comprises: entrance hallway with secure intercom system to main front door. Open plan Sitting / Dining / fitted Kitchen with appliances with patio door to rear patio garden. Master Bedroom with En-suite and second double bedroom. Bathroom with 3-piece suite. Outside: fence enclosed patio garden with shed. Two allocated parking spaces plus visitor parking to the front of the building. Part furnished.

Entrance Hallway 12' 10" x 3' 7" (3.91m x 1.08m) + 6' 9" x 5' 1" (2.07m x 1.54m)

Entrance to L-shaped hallway with Karndean flooring, two storage cupboards both with double doors. Intercom to secure main front door. Doors to Living Room, both bedrooms and main bathroom.

Living Room / Kitchen 22' 5" x 12' 8" (6.83m x 3.86m)

Spacious Living Room with patio door to rear patio garden. Open plan to fitted Kitchen with a range of wall and base units incorporating oven, hobs and extractor fan over. Complimentary worktops with stainless steel sink and integrated fridge freezer. Plumbed for automatic washing machine. Breakfast bar.

Bedroom 1 14' 0" x 11' 7" (4.26m x 3.53m)

Double bedroom with door to en suite shower room.

En-suite

En-suite shower room featuring 3-piece suite comprising low level W.C, pedestal wash hand basin and double shower cubicle. Cushion flooring.

Bedroom 2 13' 0" x 10' 6" (3.96m x 3.20m)

Double Bedroom, Window to rear elevation.

Bathroom 9' 0" x 6' 5" (2.74m x 1.95m)

Three piece suite comprising low level W.C pedestal wash hand basin and panelled bath.

Outside

Rear patio garden, enclosed by fence with flagged patio area. Shed. Access from Living Room via patio door. To the front of the building are two dedicated parking spaces.

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 £120 (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.

Energy Performance Certificate

Flat 5 Willow Place, Parkland Drive, CARLISLE, CA1 3GQ

Dwelling type: Ground-floor flat

Date of assessment: 18 April 2019

Date of certificate: 18 April 2019

Reference number: 0661-2848-7348-9091-7515

Type of assessment: RdSAP, existing dwelling

Total floor area: 79 m²

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:	£ 2,100
Over 3 years you could save	£ 513

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 213 over 3 years	
Heating	£ 903 over 3 years	£ 792 over 3 years	
Hot Water	£ 771 over 3 years	£ 582 over 3 years	
Totals	£ 2,100	£ 1,587	

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		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 75	Potential 81
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 Party wall insulation	£300 - £600	£ 243
2 Low energy lighting for all fixed outlets	£50	£ 174
3 Hot water cylinder thermostat	£200 - £400	£ 93

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.