



**2 Bedroom Ground Floor Flat**

**Council Tax Band A**

**Car Parking Spaces**

**North of Carlisle with Commuter Routes**

**Close To City Centre**

**Communal Gardens**



**1 The Courtyard Millhouse**  
Carlisle, CA6 4QE

**Monthly Rental Of**  
**£365**

Two bedroom ground floor flat, located just off Brampton Old Road at Mill House. The property is conveniently located and within easy access of the main commuter routes including the M6 / M74 and A69. Carlisle City Centre, Rickerby Park and other local amenities are nearby including shops, the Near Boot public house, restaurants and the sought after Stanwix Primary School. The property briefly comprises: Entrance Hallway, spacious Living Room, fitted Kitchen, 2 double Bedrooms, and Bathroom. Outside: communal gardens and parking spaces.

**Entrance Hallway** 21' 6" x 4' 4" (6.55m x 1.32m) x 6' 8" x 3' 0" (2.03m x 0.92m)

Entrance from communal hall, cupboard with water cylinder and wall shelves. Doors leading to all rooms.

**Living Room** 14' 9" x 10' 8" (4.49m x 3.25m)

Open plan, archway into kitchen.

**Kitchen** 14' 9" x 5' 5" (4.49m x 1.66m)

Fitted kitchen with a range of floor and wall units. Breakfast bar. Electric cooker & washing machine.

**Bedroom 1** 14' 8" x 9' 10" (4.46m x 2.99m)

Double Bedroom with built in wall shelves.

**Bedroom 2** 12' 6" x 9' 10" (3.82m x 2.99m)

Double bedroom.

**Bathroom** 7' 9" x 6' 9" (2.36m x 2.06m)

Fully tiled walls, W/C, sink and bath with electric shower over.

#### **Outside**

Communal gardens and car park.

#### **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.

2 The Courtyard Mill House, Brampton Old Road, CARLISLE, CA6 4QE

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 09 December 2014  
**Date of certificate:** 12 December 2014  
**Reference number:** 0018-1973-7272-3704-8934  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 55 m<sup>2</sup>

## Use this document to:

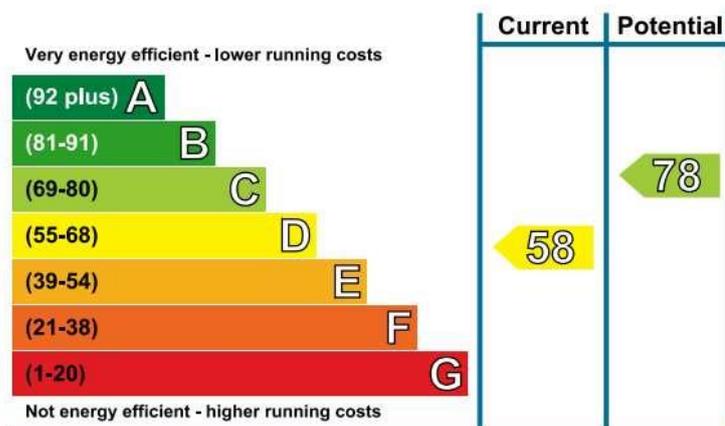
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,412</b>
<b>Over 3 years you could save</b>	<b>£ 1,179</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 123 over 3 years	
Heating	£ 1,848 over 3 years	£ 705 over 3 years	
Hot Water	£ 405 over 3 years	£ 405 over 3 years	
<b>Totals</b>	<b>£ 2,412</b>	<b>£ 1,233</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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 771	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 213	
3 Low energy lighting for all fixed outlets	£10	£ 27	

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.