



Double Bedroom In A Shared House

Wi-Fi Included

Fully Refurbished To High Standard

Bills Included

Modern Rear Garden

Available Now



Room 3, 4 Flower Street
Carlisle, CA1 2JW

Monthly Rental Of
£525

High quality accommodation providing a double bedroom in a shared house. The property has been fully refurbished in a contemporary fashion with tasteful decor and fittings throughout. Situated just off Fusehill Street, there are regular bus services and local amenities within walking distance. Supplied furnished, the shared areas comprise: Entrance Hallway, modern fitted kitchen with appliances, washing machine and dining area, Living Room. Downstairs shower room and first floor bathroom. Outside is a shared rear yard featuring tiled patio and artificial grass feature. Bedroom 3 is the largest room being a double bedroom on the first floor.

Entrance Hallway 17' 8" x 3' 10" (5.39m x 1.17m)

Entrance via communal front door to hallway with internal doors to Bedroom 1 and shared Living Room. Stairs to first floor. Laminate flooring.

Shared Living Room 14' 11" x 12' 6" (4.55m x 3.82m)

Spacious shared living room with internal door to hallway and doorway to Kitchen/Diner. Understairs storage cupboard.

Shared Kitchen / Diner 15' 3" x 7' 10" (4.64m x 2.39m)

Modern fitted kitchen with a range of floor and wall units. Integrated oven, gas hob and stainless steel extractor overhead. Washing machine. Integrated fridge / freezer. Under-unit lighting. Velux roof light. Patio doors to rear garden. Door to Shower Room.

Shared Shower Room 6' 7" x 5' 9" (2.01m x 1.76m)

modern shower room featuring shower enclosure, toilet and sink. Tiled floor.

Shared Bathroom 8' 3" x 7' 5" (2.52m x 2.25m)

First floor modern bathroom featuring P-shaped bath with shower over, towel radiator, toilet, sink Towel radiator. Tiled floor.

Outside

Shared rear garden with tiled patio, planted border and artificial grass feature. Fence surround. Pedestrian access to the rear.

Bedroom 3 16' 1" x 13' 1" (4.90m x 4.00m)

Spacious double bedroom with furniture. Situated on the first floor overlooking the front of the property. TV point.

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)

4 Flower Street
CARLISLE
CA1 2JW

Energy rating

C

Valid until: 24 November 2032

Certificate number: 3032-2029-5109-0055-1222

Property type

Mid-terrace house

Total floor area

111 square metres

Rules on letting this property

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

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).