



**First Floor Modern Flat**

**Allocated Parking**

**Council Tax Band 'B'**

**Two Double Bedrooms**

**Close to M6 Junction 42**

**EPC Rating 'C'**



**126 Watermans Walk**  
Carlisle, CA1 3TU

**Monthly Rental Of**  
**£480**

Modern two bedroom first floor flat in the ever popular Waterman's Walk location. Situated south of Carlisle, this property has excellent links to the motorway, local amenities, and is just a short ten-minute drive from the centre of Carlisle. The accommodation briefly comprises: Hallway (with intercom), Spacious Living Room / Dining Room with bay window, modern fitted Kitchen (complete with integrated appliances), Two Double Bedrooms, En-suite Bathroom, Main Bathroom. Electric Central Heating, double glazing and allocated parking space.

**Entrance Hall** 12' 0" x 3' 4" (3.65m x 1.01m) & 7' 0" x 3' 7" (2.13m x 1.10m)

Entrance from communal landing to spacious hallway with doors to all rooms. Intercom for main front door on ground floor. 2 storage cupboards. Laminate flooring.

**Living Room** 20' 1" x 11' 1" (6.11m x 3.38m)

Spacious living room with bay window and plenty of space for couches and dining table. Laminate floor. Electric fire on modern fireplace with wooden surround.

**Kitchen** 10' 11" x 9' 3" (3.33m x 2.82m)

Modern fitted kitchen with a range of floor and wall units. Complimentary worktops with tiled splashbacks. Built in oven and hob with extractor overhead. Dishwasher, fridge / freezer, washer/dryer. Tiled floor.

**Bedroom 1** 12' 3" x 9' 5" (3.74m x 2.88m)

Double bedroom with En-suite. Built-in wardrobe and dresser.

**En-suite** 8' 10" x 4' 5" (2.68m x 1.35m)

Good sized en-suite with 3-piece suite comprising sink on vanity unit, WC and tiled shower enclosure. Towel radiator. Tiled floor.

**Bedroom 2** 12' 5" x 9' 5" (3.79m x 2.88m)

Double bedroom.

**Family Bathroom** 5' 11" x 9' 3" (1.81m x 2.82m)

Part tiled with 3-piece suite comprising wash basin on vanity unit, WC and bath with shower over and glass shower screen. Extractor. Towel radiator.

**Outside**

Dedicated parking space. Communal gardens.

### **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.

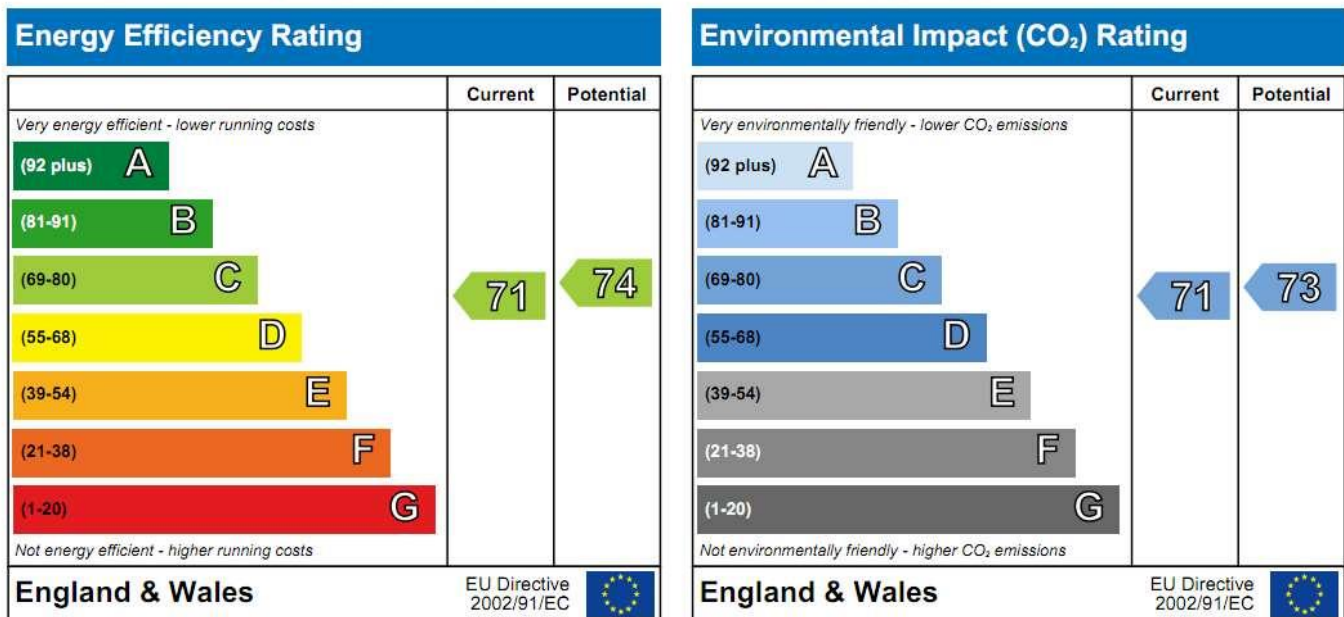
# Energy Performance Certificate



126 Watermans Walk  
CARLISLE  
CA1 3TU

Dwelling type: Mid-floor flat  
Date of assessment: 11 February 2011  
Date of certificate: 18 February 2011  
Reference number: 8719-6122-5170-3039-4992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 66 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	244 kWh/m <sup>2</sup> per year	226 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.4 tonnes per year	2.3 tonnes per year
Lighting	£73 per year	£40 per year
Heating	£148 per year	£139 per year
Hot Water	£218 per year	£218 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.