



First Floor Apartment

Garden & Driveway Parking

Energy Performance Rating 'C'

Two Double Bedrooms

Good Road Transport Links

Council Tax Band 'A'



40 Geltsdale Avenue
Carlisle, CA1 2RL

Monthly Rental Of
£550

First floor flat in a popular residential area to the east of the city. Being situated close to Rosehill Trading Estate, local employers are close by and there are good road links via Junction 43 of the M6 motorway and the A69. Regular bus service. Local amenities within walking distance include Tesco supermarket, Toby Carvery, and the Auctioneer pub. The accommodation comprises Living Room with modern wall mounted electric fire, modern fitted Kitchen, 2 Double Bedrooms and a Bathroom. The property benefits from double glazing, central heating an enclosed garden and off street parking.

Entrance 5' 10" x 2' 11" (1.79m x 0.89m)

front door to entrance with laminate flooring and stairs to first floor. Coat hooks.

First Floor Landing 3' 6" x 3' 2" (1.07m x 0.97m) + 9' 1" x 3' 5" (2.76m x 1.05m)

with internal doors to all rooms. Airing cupboard with sliding door. Walk-in storage cupboard. Loft access.

Living Room 12' 8" x 11' 11" (3.85m x 3.62m)

featuring modern wall mounted electric fire. Internal part-glazed doors to landing and kitchen.

Kitchen 9' 1" x 10' 5" (2.78m x 3.18m)

Modern fitted kitchen with a range of floor and wall units. Complimentary worktops with tiled splashbacks. Oven and gas hob. Washing machine. Fridge freezer. Breakfast bar. Cushion flooring.

Bedroom 1 12' 2" x 10' 4" (3.72m x 3.14m)

Double bedroom overlooking the front and side of the property.

Bedroom 2 12' 9" x 8' 10" (3.89m x 2.69m)

Double bedroom overlooking the rear of the property

Bathroom 6' 6" x 6' 5" (1.99m x 1.95m)

featuring p-shaped bath with electric shower over and glass shower screen. Sink and toilet. Towel radiator. Cushion flooring.

Garden

garden with lawn and bushes with low fence surround. Small outdoor storage cupboard. Driveway parking.

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)



This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

40, Geltsdale Avenue CARLISLE CA1 2RL	Energy rating C	This certificate expired on: 23 April 2019 Certificate number: 0760-2814-6448-0021-1731
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Total floor area

61 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>).