



Upper Floor Apartment

Two Bedrooms

2 Allocated Parking Spaces

Prestigious Development

City Centre Location

Bathroom & En-suite



6 Shaddon Mill East Block
Shaddongate

Carlisle, CA2 5WD

Monthly Rental Of
£675

Luxury apartment within walking distance of Carlisle City Centre. Ideally located for all the amenities that the city centre has to offer, with supermarkets, food outlets and other facilities also on the door-step. There is a main bus route close-by and good road links. Major employers McVities and the Cumberland Infirmary are within a short walk. This executive style, corner apartment is one of the larger with lift service and secure telecom entry system. The accommodation briefly comprises communal entrance, apartment entrance hall with boiler room, open plan living room, dining room and fitted kitchen with integrated appliances, 2 double bedrooms with master ensuite and bathroom. The apartment benefits from under floor heating, double glazing and 2 allocated parking spaces.

Entrance Hall 4' 3" x 3' 10" (1.30m x 1.17m) 6' 1" x 13' 7" (1.85m x 4.14m)

Entrance from communal hallway via private apartment front door. Internal doors to all rooms, walk in cupboard and airing cupboard. With Boiler room Coat Hooks. Intercom to ground floor communal door.

Open Plan Living, Dining and Kitchen Area 28' 2" x 23' 3" (8.59m x 7.09m)

Modern fitted kitchen with a range of floor and wall units. Complimentary worktops. Under unit lighting. Integrated appliances including fridge, freezer, washer dryer and dishwasher. Built-in oven microwave, and hob with stainless steel extractor overhead. Island feature unit. Tiled floor. Dual aspect with windows to the front and side elevation. Store Room

Bedroom 1 17' 2" x 8' 11" (5.23m x 2.72m)

Double bedroom with exposed brick feature and en-suite.

En-suite Shower Room 13' 1" x 10' 1" (4m x 3.07m)

Contemporary en-suite featuring shower enclosure, WC, sink on vanity unit, towel radiator, tiled floor and part tiled walls.

Bedroom 2 13' 1" x 10' 1" (4m x 3.07m)

Double, bedroom with exposed brick feature wall.

Bathroom 9' 3" x 5' 7" (2.82m x 1.7m)

Contemporary bathroom featuring towel radiator, sink on vanity unit, cupboards, bath with shower unit, part tiled walls and tiled floor. Heated floor. Incorporating panelled bath with mixer tap shower attachment and WC

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)

Apartment 6 East Block Shaddon Mill
Shaddongate
CARLISLE
CA2 5WD

Energy rating

C

Valid until: 9 January 2027

Certificate number: 8008-0404-3929-8297-9933

Property type

Mid-floor flat

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)

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Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60