WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

1 Langton Court, Penrith, CA11 7AF



- **Ground Floor Apartment in a Convenient Location in Penrith Town Centre**
- **Suitable for Single Occupancy**
- **Open Plan Living Room + Kitchen. Bedroom and Bathroom with Shower Over the Bath**
- **Double Glazing & Electric Heating**
- **Shared Central Courtyard**
- **Resident Permit Parking subject to availability via Westmorland and Furness Council**
- **Council Tax Band - A. EPC - C**

Per month £600 Per month

Location
Langton Court is located in the centre of Penrith, on Victoria Road. From the Wilkes-Green and Hill Office, turn right and walk down Angel Lane to Market Square and then turn right again into King Street. Head South and after 200m, Langton Court is on the right.

The what3words position is; online.kickbacks.tree

Amenities
Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services
Mains water, drainage and electricity (card meter) are connected to the property.

The council tax is band A.

Fees
Please note that to be able to meet the affordability criteria the household gross income of any prospective tenant(s) will need to be 2.5 times the rental amount.

On signing the tenancy agreement you will be required to pay:

Rent £600
Refundable tenancy deposit: £690

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)
Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base
for each date that the payment is outstanding and applies to rent
which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID: A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman
WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

A door from the roadside opens to a shared passageway which leads to the central courtyard.

A uPVC double glazed door in the shared passageway opens to the;

Entrance Hall

Having a modern panel wall heater, a telecoms point and panel doors off to the bedroom, shower room and;

Living Room & Kitchen 10'9 x 16'8 (3.28m x 5.08m)

The kitchen area is fitted with a range of cream shaker style fronted wall and base units with a wood effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a freestanding electric cooker and plumbing for a dishwasher. A built-in airing cupboard houses the hot water tank.



There are 2 UPVC double glazed windows to the front, a modern electric panel wall heater, a TV aerial lead and a wall cupboard houses, the MCB consumer unit.



Bedroom 10'x 8'5 (3.05mx 2.57m)

A UPVC double glazed window looks onto the courtyard and there is an electric panel wall heater.



Bathroom 5'10 x 7'10 max (1.78m x 2.39m max)

Fitted with a toilet, a wash basin and a bath with an electric shower over, a shower screen and tiles around. The flooring is tiled, there is an electric heated towel rail, a shaver socket/light, a wall mounted fan heater and a uPVC double glazed window.





Outside

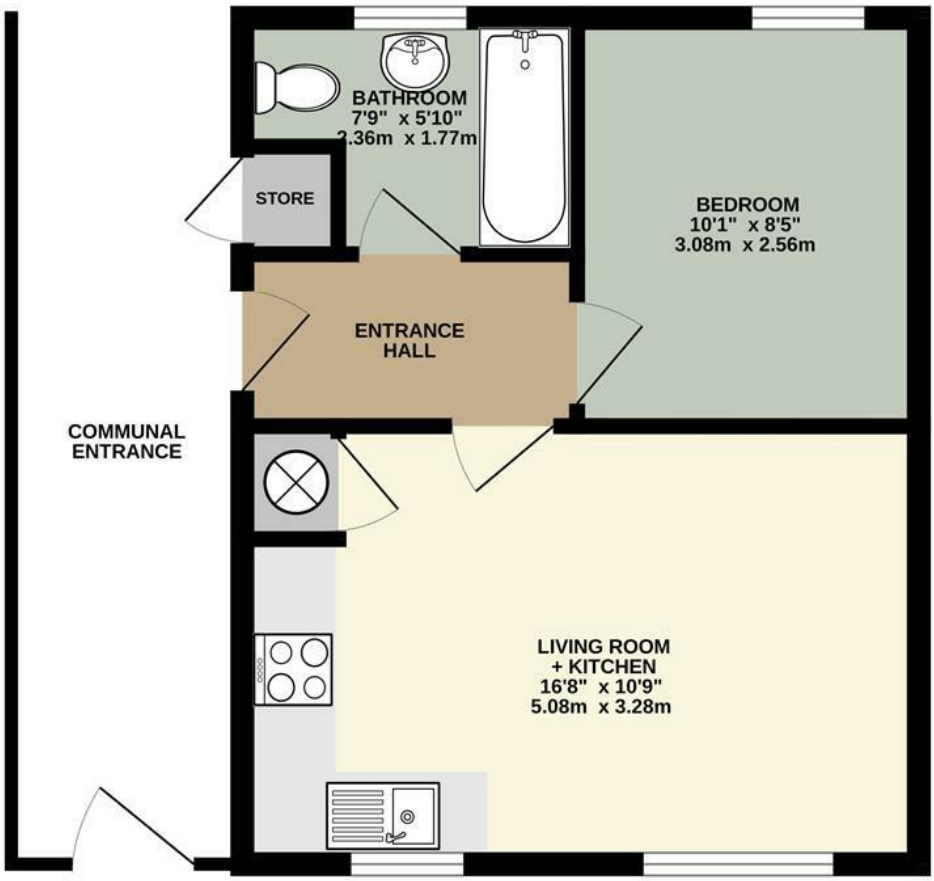
Next to the front door is a lockable store.

The Langton Court flats are built around a central courtyard which is block paved and available for the use of all the residence.



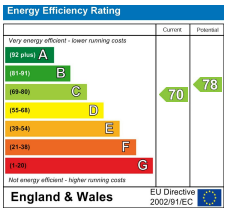
Resident permit parking is available through Westmorland and Furness Council, subject to availability.

GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 347 sq.ft. (32.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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