



12 Applerigg, Penrith, CA11 7US  
Rental Price £725.00 pcm

**PFK**

## 12 Applerigg, Penrith, CA11 7US

A well presented apartment with the benefit of allocated parking to the rear of the building. Conveniently located within a popular residential area of the town of Penrith, this deceptively spacious property provides large lounge/dining room, kitchen, two bedrooms and bathroom.

- 2 bed apartment
- Well maintained throughout
- Allocated parking
- Convenient location
- Secure entrance with intercom system
- Council Tax: Band C
- EPC rating C
- Tenure: Leasehold

Applerigg is situated on Lowther Street in the 'New Streets' conservation area of Penrith and within walking distance to the town centre where an extensive range of amenities are available.

### Directions

From PFK Penrith office, proceed up Sandgate, past the bus station. Take the first exit at the mini roundabout on to Benson Row, then the second right up Lowther Street. Applerigg is approximately halfway up on the left hand side, with parking to the rear of the building



### **Communal Entrance**

Access via secure intercom system into central hallway, with staircase leading up to the apartment.

### **Inner Hallway**

With shelved storage cupboard and radiator.

### **Lounge/Dining Room - L shaped**

21' 10" x 16' 3" (6.66m x 4.96m)

With two front aspect south facing windows, two radiators, TV and two telephone points.

### **Kitchen**

11' 7" x 7' 3" (3.52m x 2.22m)

Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including electric oven with gas hob and extractor over, washing machine and fridge, radiator, window and wall mounted gas central heating boiler.

### **Bedroom 1**

11' 2" x 6' 9" (3.40m x 2.07m)

Double bedroom with radiator.

### **Bedroom 2**

10' 9" x 10' 8" (3.27m x 3.24m)

Double bedroom with telephone point and radiator.

### **Bathroom**

6' 5" x 6' 1" (1.95m x 1.86m)

Fitted with three piece suite comprising bath with shower over, WC and pedestal wash hand basin, extractor fan, radiator and obscured window.

### **Allocated parking**

1 Parking Space

The apartment benefits from a designated paved parking area to the rear of the building. Please note - we understand that bicycles are no longer permitted to be stored within the main building.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

## ADDITIONAL INFORMATION

### Management & Terms

Management: this property is managed by PFK. Terms: EPC rating: C Rental: £725PCM plus all other outgoings Deposit: Equal to one month's rent Conditions: No pets or smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

### Referral & Other Payments

Referral Fees and Other Payments PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only, Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them, Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5

### Permitted Payments

Permitted Payments Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.

### Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order



## PFK Property Management

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