
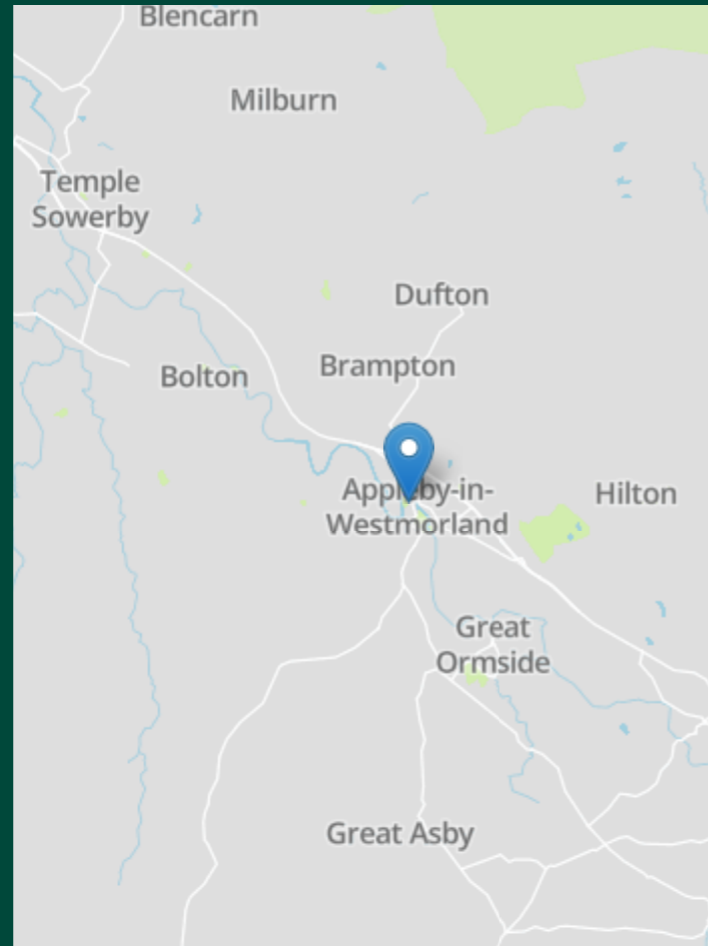


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	




6 Low Wiend, Appleby-in-Westmorland, Cumbria, CA16 6QP

- Ground floor apartment
- Town centre location
- EPC rating D
- Modern fixtures and fittings
- Available furnished
- One bedroom
- Council Tax: Band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Appleby is a historic market town located 14 miles south-east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, independent shops, sports clubs and a railway station on the scenic Settle to Carlisle Line.

PROPERTY DESCRIPTION

Well proportioned, ground floor apartment within the heart of Appleby town centre, and in easy walking distance of all local amenities. Recently upgraded and briefly comprising private entrance, open plan sitting room/modern kitchen, double bedroom and modern bathroom. Gas central heating and double glazing. Permit parking available nearby. Available immediately. Furnished.

ACCOMMODATION

Open Plan Kitchen/Sitting Room

4.77m x 3.55m (15' 8" x 11' 8") (Overall) Accessed via paved, private entrance and UPVC front door. Spacious dual aspect room with lounge area with TV point. The kitchen area is fitted with a range of contemporary wall and base units with complementary work surfaces incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated white goods including electric oven and hob with extractor over, fridge, and washing machine, wood effect flooring, door to inner lobby.

Inner Lobby

Housing wall mounted gas combi boiler.

Bedroom

3.3m x 3.0m (10' 10" x 9' 10") Bright, front aspect double bedroom with small fitted cupboard.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and WC, tiled splashbacks, wood effect flooring.

EXTERNALLY

Parking

On street permit parking available nearby.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

EPC rating: D

Rental: £450 PCM plus all other outgoings.

Deposit: Equal to one month's rent.

Conditions: No smokers allowed. Please note Immigration Act 2014 checks will apply.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

LETTING DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: Flat 6 Low Wiend is located off a quiet lane behind the Spar supermarket which is in the centre of the town. On foot from the Spar, pass the Crown and Cushion and enter into Low Wiend. At the end of the row of shops there is a left hand turn into a private parking area. The flat is located to the right of this parking area, on the ground floor.

