

PFK

01768 866 611
rural@pfk.co.uk

pfk.co.uk



21 Cherry Lane, Parkland Village,
Carlisle, Cumbria, CA1 3GJ

TO LET: £775PCM

- First Floor 2 Bed Apartment
- Sought after Residential Area
- Characterful features
- EPC Rating C
- Sorry No Pets

Location

Cherry Lane forms part of the popular Story Homes built Parkland Village, in a highly convenient location on the eastern fringe of Carlisle. The area is well served by public transport, with a good range of local amenities nearby. The M6 motorway at Junction 42 is also within easy reach.

Introduction

We are delighted to be able to offer this light and spacious 2 bedroom first floor apartment, situated on Cherry Lane in Parkland Village.

The property is available for immediate occupation and will be let unfurnished on an initial 6 months Assured Shorthold Tenancy Agreement.

The apartments accommodation comprises: Entrance hall, dining lounge, kitchen, 2 double bedrooms and bathroom.

The apartment is ideally located for easy access to the M6 motorway at Junction 42 and is well suited for a professional person/couple.

Directions

Leave the M6 northbound at Junction 42 and head towards Carlisle on the A6. Take the right hand turn for Cumwhinton and continue along this road, turning left at the T junction onto Cumwhinton Road and then take the next right onto Cummington Drive. Continue along Cumwhinton Drive for approximately 1.5 miles, you will then find the entrance to Cherry Lane on your left hand side. Once on Cherry Lane, take the first right and parking for the apartment can be found on the left hand side, where the first 2 parking spaces are allocated to number 21. The location of the property is shown on the plans within these particulars.

Local Amenities

All additional amenities are easily accessed within Carlisle City centre which can be reached in just a few minutes. Carlisle, the region's capital, has a range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive Cathedral and Castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham

Accommodation

Entrance into courtyard giving access to front door, which then leads to the first floor apartment.

Landing with loft access, built in cloak cupboard and doors off leading to both bedrooms, bathroom, kitchen and the open plan dining lounge.

Open Plan Dining Lounge (18'x 13'4) benefitting from pleasant dual aspect open outlook to the side elevation and from the feature arched window, which overlooks the front communal lawned grounds. Coal effect electric fire with solid granite surround, heath and wooden mantle.



Kitchen (14' x 7'8) with a range of contemporary fitted wall and base units with fitted complementary work surfaces incorporating a 1.5 stainless steel sink, with mixer tap and tiled splashback surround. Integral 4 ring gas hob with electric oven and grill below and extractor fan. Integral washer/dryer, fridge/freezer and dishwasher. Breakfast bar seating for 2 to 3 people. Dual aspect window to the side and 2 windows to the rear.



Bedroom 1 (Double – (12'9 x 11'3)) overlooking the communal grounds to the front.



EXTERNALLY

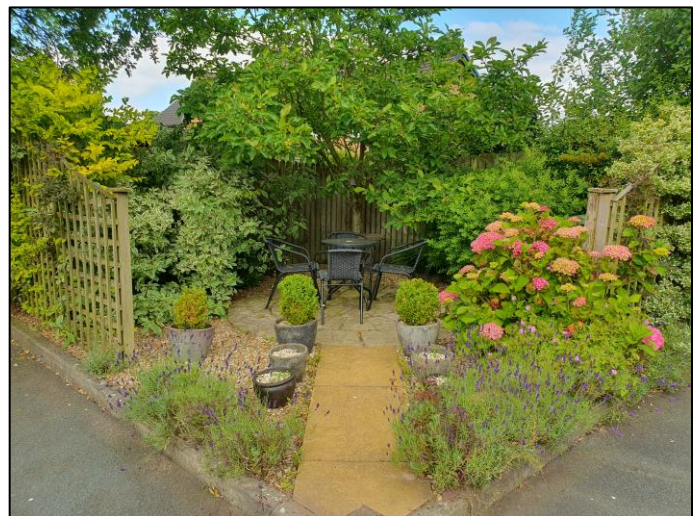


Bathroom comprising mains shower over panelled bath with full tiled splashback surround, folding shower screen, low level WC and pedestal wash hand basin with tiles to half wall height.



Gardens and Parking

Communal lawned grounds to the front and tarmacadam driveway, giving access to the rear courtyard, with reserved off street parking for 2 vehicles. Secure external store, forming part of this magnificent sandstone building.



Bedroom 2 (Double - 10'5 x 10) located at the rear of the apartment.



Useful Information:

Services

Mains electricity, water and gas.

Council Tax

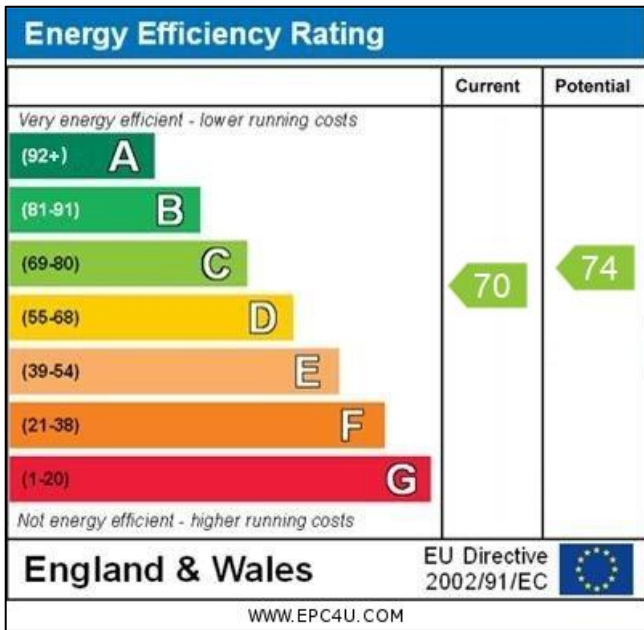
Council Tax Band C

Local Authority

Cumberland Council, 111 Botchergate, Carlisle, CA1 1RZ.
T: 01228 606060. W: www.cumberland.gov.uk

Energy Performance Certificate

Rating C



Viewing

Prospective Tenants are asked to contact PFK Rural to arrange a viewing. If there is significant demand these may be limited to viewing days.

Application

All applicants will be required to complete an application form and will be subject to referencing checks.

Rent

The rent for the property will be £775.00 pcm which will be payable monthly in advance by standing order, and will be subject to a rent review year from the starting term date.

The successful applicant will be required to sign an Assured Shorthold Tenancy under the Housing Act 1996. Draft copies will be made available on request. The main points regarding the Agreement are as follows:

Term

The initial term of the agreement will be 6 months.

Repairs

The respective repairing liabilities of the Landlord and Tenant will be set out in the draft tenancy agreement.

Deposit

A refundable deposit of £775.00 will be held with the Tenancy Deposit Scheme (TDS) for the duration of the tenancy.

[Type here]

Pets

Sorry no pets permitted.

Insurance

The Landlord will be required to insure the property against the usual perils. The Tenant is responsible for insuring the household contents.

General Reservations

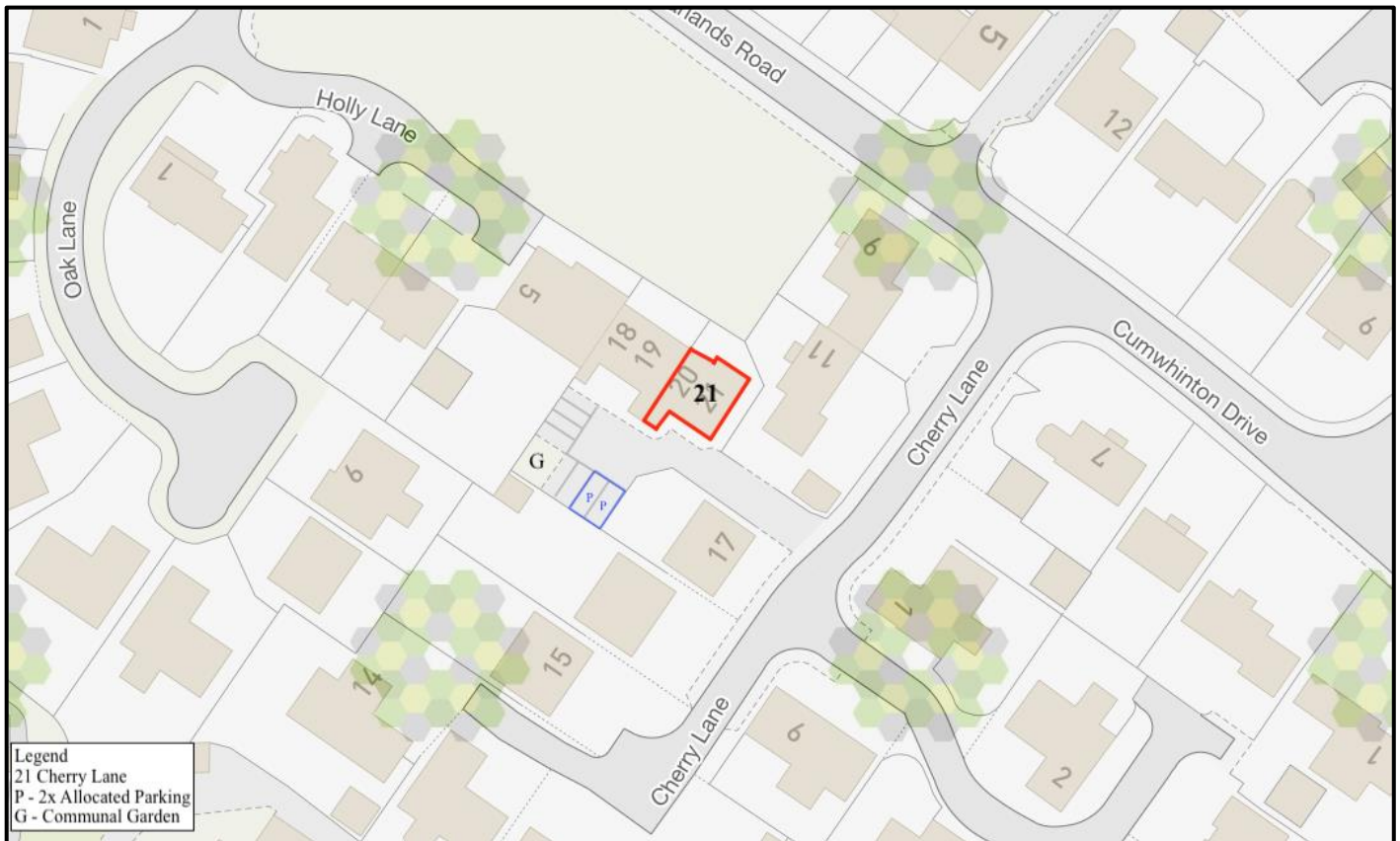
The right is reserved to the Owners to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

First Edition: May 2024
Particulars Prepared: May 2024
Photographs Taken: June 2024
Details Approved: July 2024



Location Plan

(for Guidance Only – Not to Scale)



Disclaimer

Important Notice

PFK Rural Limited for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
- (ii) no person in the employment PFK Rural Limited has any authority to make or give any representation or warranty whatever in relation to this property;
- (iii) it is the responsibility of any prospective purchaser or lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair and reliable view of the property. If you have any particular points of interest in the property or if there are points on which you require any further information or verification, PFK Rural Limited will endeavour to provide such information although you should note that descriptions are subjective and are given as an opinion and not as a statement of fact.

Registered In England Number: 09470245
Registered Office: 10 The Courtyard, Edenhall, Penrith,
Cumbria, CA11 8ST
Telephone (01768) 866 611

