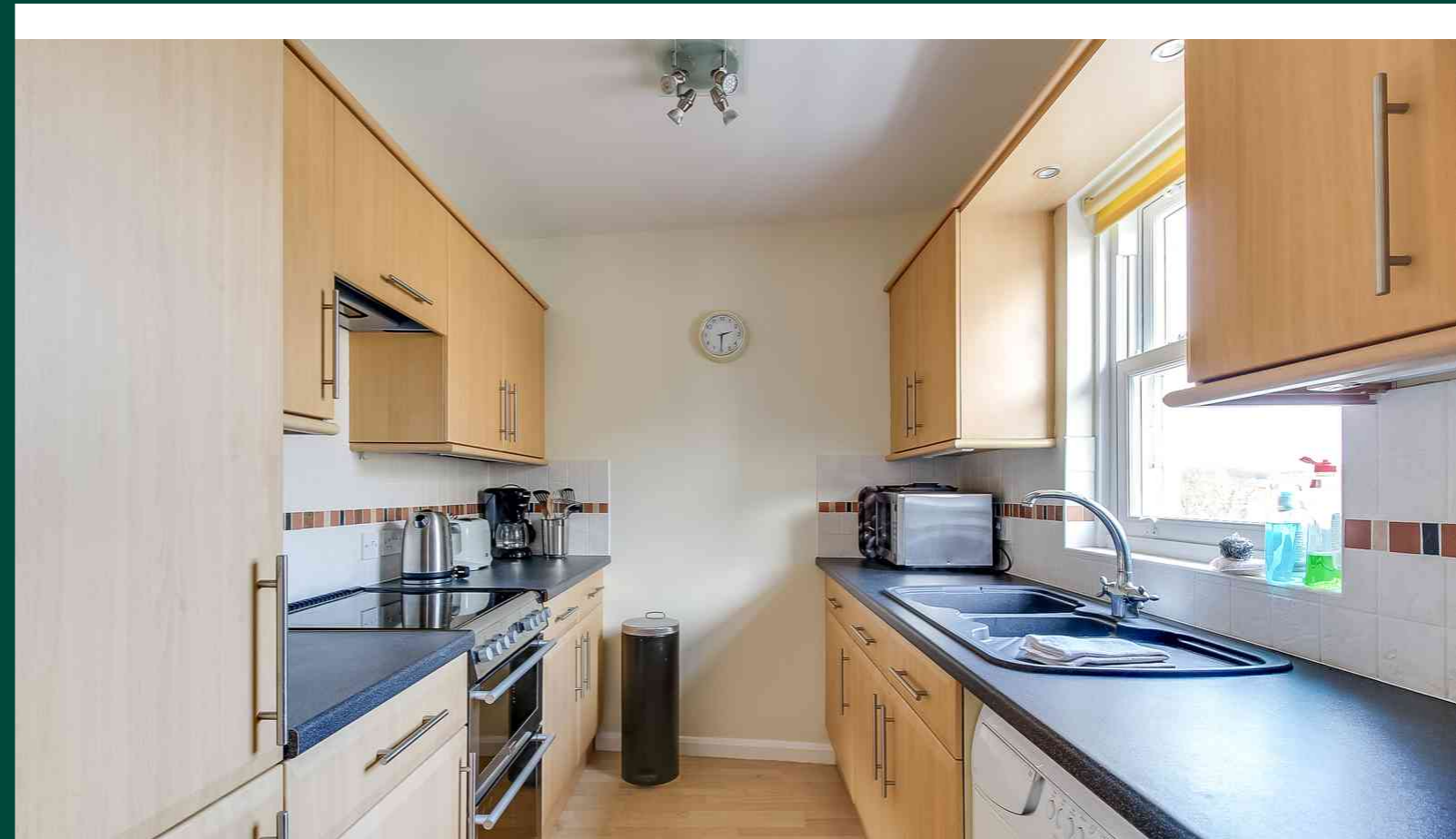
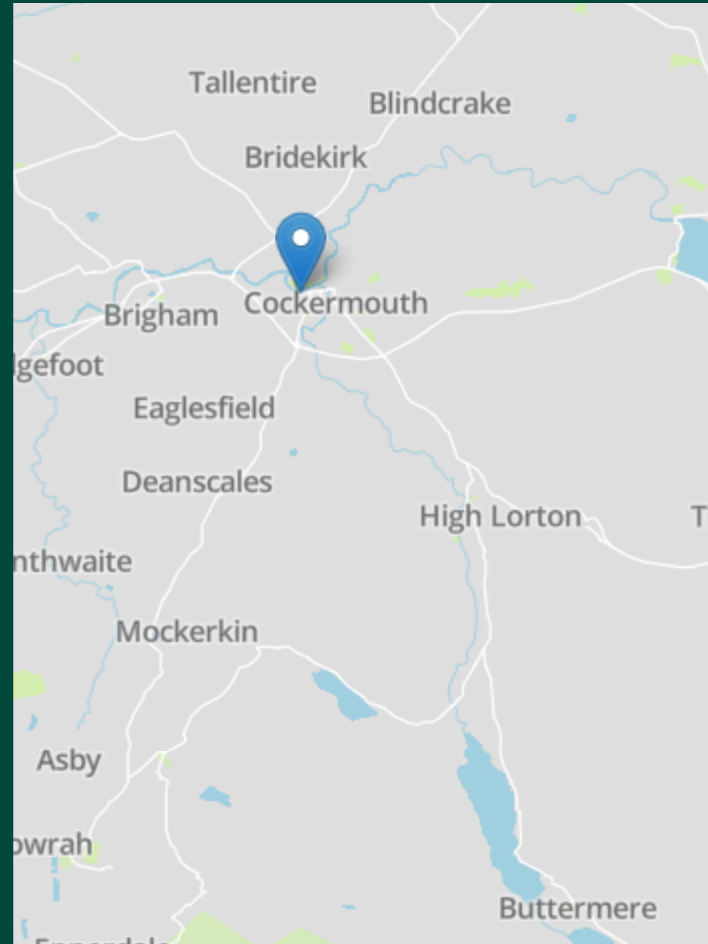


PFK

Rent: £800 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 Horsman Court, Cockermouth, Cumbria, CA13 0HQ

- Two bedroom apartment
- Fully furnished
- Beautifully presented
- Off road parking
- Available now
- Council Tax: Band A
- EPC rating C

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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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www.pfk.co.uk

LOCATION

Horsman Court is a very popular location, situated in the market town of Cockermouth in the borough of Allerdale, set within the north west fringes of the Lake District. The level walk makes it convenient for the town centre, local schools and amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks and the thriving local restaurants and public houses.

PROPERTY DESCRIPTION

A spacious and fully furnished two bed top floor flat with beautiful river views, and a car parking space in the private courtyard.

The accommodation comprises large lounge/dining room, modern kitchen and bathroom, two double bedrooms and offroad parking space.

The property is in excellent condition throughout and sits within a well maintained block with courtyard parking to the rear. Just a short stroll to Cockermouth's shops and services makes this a superb bolthole.

ACCOMMODATION

Entrance

The property is accessed via a communal hallway. A wooden external door leads into the entrance porch and the apartment door leads into the hallway with wooden doors leading to all rooms and two built-in storage cupboards, one of which houses the Economy 7 hot water cylinder.

Lounge

5.28m x 3.48m (17' 4" x 11' 5") A large side aspect reception room with space for a 6 person dining table, points for TV, telephone and broadband, intercom system and open access into the kitchen.

Kitchen

2.92m x 2.18m (9' 7" x 7' 2") A front aspect kitchen fitted with a range of wall and base units in a light wood effect finish with complementary black granite effect work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Four burner hob with electric oven and grill with extractor fan over, integrated fridge, freezer and washer/dryer. Spotlighting.

Bedroom 1

4.16m x 2.54m (13' 8" x 8' 4") A front aspect double bedroom overlooking the river Derwent and the Memorial Gardens.

Bedroom 2

3.54m x 4.61m (11' 7" x 15' 1") A front aspect double bedroom overlooking the river Derwent and the Memorial Gardens.

Bathroom

2.56m x 2.16m (8' 5" x 7' 1") A rear aspect bathroom fitted with a three piece suite comprising double walk-in shower cubicle with electric shower, WC and wash hand basin. Vertical heated chrome towel rail and laminate flooring.

Parking

The apartment has an allocated parking space in the car park adjacent to the building.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

EPC Rating: C

Rental: £800 pcm

Deposit: Equal to one month's rental.

Conditions: No smokers or pets allowed.

Please note that Immigration Act 2014 checks will apply.

Referral and Other Charges

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 electricity, water and drainage. Economy 7 electric heating and double glazing installed throughout. Water meter installed. Telephone connection installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From our office in Main Street, proceed towards Workington passing The Trout Hotel on the right hand side. Cross the roundabout and take the next left onto Horsman Street and Horsman Court can be found on the right hand side.

