

TO LET

Rent: £600 pcm



**Flat 1 Regent House, 15
Main Street,
Cockermouth CA13 9LE**

PFK

- One bed apartment
- Modern kitchen & shower room
- Newly redecorated & carpeted
- Sun trap balcony area
- Available now
- Council Tax: Band A
- EPC rating D

Cockermouth
68, Main Street, Cockermouth, CA13 9LU

01900 826205
cockermouth@pfk.co.uk

ABOUT THE PROPERTY

A comfortable and well presented, large one bed apartment perfectly situated on Cockermouth's Main Street and offering easy access to all the local shops and services.

The apartment has been freshly decorated and carpeted, ready to move straight into and available now for a long term let.

The accommodation comprises large light and airy lounge, contemporary kitchen, super sized double bedroom and shower room and comes with use of the sun trap balcony area to the rear.

LOCATION

Situated prominently on the Main Street in Cockermouth, a bustling market town set within the fringe of the north western Lake District. Cockermouth enjoys a wide variety of local independent shops, cafes and restaurants, as well as local and national chain stores, supermarkets and petrol stations.



ROOM DESCRIPTIONS

ACCOMMODATION

Entrance Hall

Accessed from communal hallway by a wooden, lockable door. Built in storage cupboard with hanging rail and shelving and doors leading to all rooms.

Kitchen

2.66m x 3.37m (8' 9" x 11' 1") Fitted with a range of wall and base units in a cream high gloss finish with complementary grey granite effect work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric combination oven/grill with four burner, countertop mounted ceramic hob and extractor over, plumbing for under counter washing machine and space for freestanding, under counter fridge freezer. Space for small dining table, laminate flooring and rear aspect window.

Lounge

3.66m x 4.91m (12' 0" x 16' 1") A front aspect, light and airy high ceilinged reception room with TV point.

Bedroom

4.73m x 4.72m (max) (15' 6" x 15' 6") A front aspect high ceilinged large double bedroom.

Shower Room

3.70m x 2.69m (12' 2" x 8' 10") Fitted with a three piece suite comprising shower cubicle with mains shower, WC, wash hand basin and tiled splashbacks.

EXTERNALLY

The property has usage of a private terrace to the rear, with on street parking available by permit, which can be obtained from the local council.

ADDITIONAL INFORMATION

Personal Interest Declaration

Estate Agency Act 1979 - Please be advised the landlord is an associate of PFK Estate Agents.

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £600 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers or pets allowed.

Please note Immigration Act 2014 checks will apply.

Referral & Other Payments

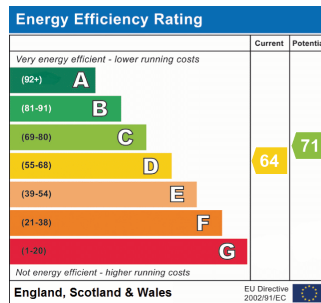
PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK 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.

FLOORPLAN

EPC



LETTING DETAILS

Services

Mains gas, electricity, water and drainage. Gas central heating and partial double glazing installed. (double glazed to the rear with single glazing to the front as the property is in a conservation area) 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 Cockermouth office, 01900 826205.

Directions

From PFK office on Main Street, turn left and after approx. 200 yards the property can be found on the right hand side of the street.

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