
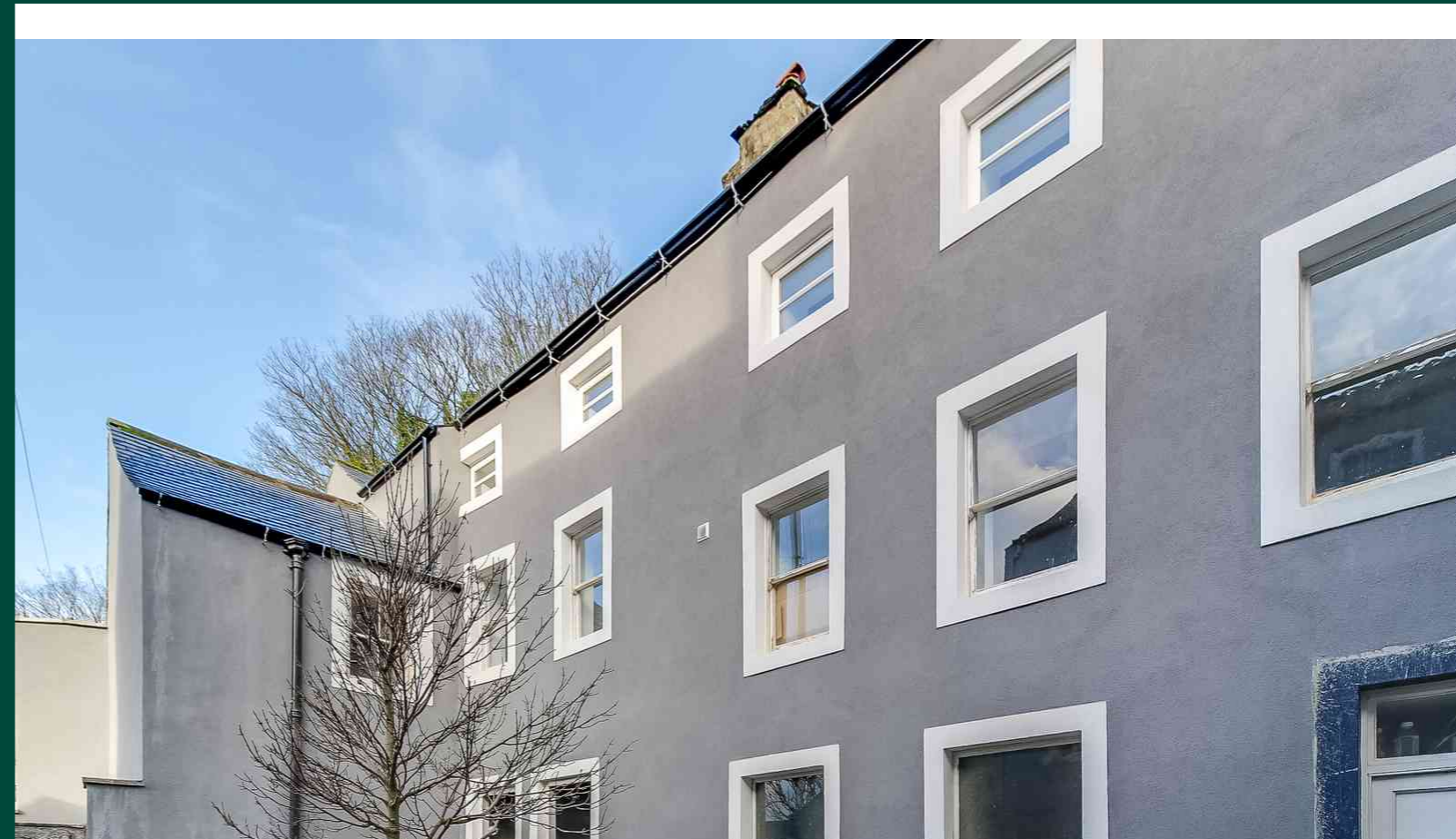
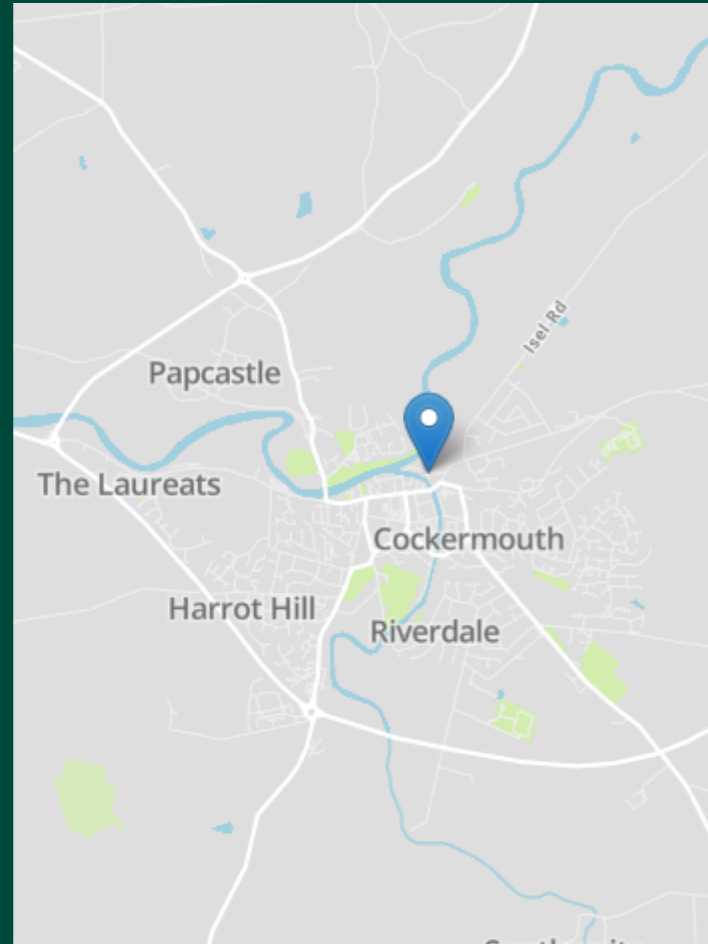


# PFK

Rent: £1,250 pcm

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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	45
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	




## Flat 5 Brewery Walk, Cockermouth, Cumbria, CA13 9EY

- Three bedroom apartment
- Fantastic quality throughout
- Fully furnished including appliances
- EPC rating - E
- Exclusive newly renovated block
- Council tax - Band B

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

Located in an exclusive development within a newly converted, historic building on the edge of the Market Place - coffee shops, bars and restaurants are on your door step, so the next flat white, mojito or rib eye is only round the corner. Fell walking and cycling more your thing? No problem, you're in the gateway to the north western Lake District, with some of the UK's best scenery and outdoor lifestyle in your lap. And as for commuting? The M6, main line train stations, west coast employment centres and Carlisle city are all in easy striking distance.

## PROPERTY DESCRIPTION

Renting shouldn't be difficult, so at Brewery Walk we're doing it differently - fully furnished and beautifully appointed. No more waiting days for your broadband hook up- just log in and go. Pivoting sofas up stairwells? We've done it for you. Cold, drafty flat? Not here, each apartment has its own app controlled heating system. Move in with peace of mind knowing all you need is you, your bags, and the fizz. Flat 5 is a spacious three bedroom apartment which marries character with convenience. Boasting an open plan living area with a contemporary kitchen and integral appliances, dining area and living space with tv - entertaining is easy. Two good sized double bedrooms with fitted furniture and double bed, a single bedroom or study, and three piece bathroom with ceramic tiles and walk in shower.

Brewery Walk is more than just an apartment block; born out of a genuine love for the town and its community, it's a place for like minded people to meet their new tribe, and to embrace everything that's wonderful about living in our little corner of the world. So let's ditch the boring and the complicated, and say hello to a new way of renting.

## ACCOMMODATION

### Open Plan Lounge / Kitchen Diner

5.29m x 3.92m (17' 4" x 12' 10") The property is accessed via wooden part-glazed external door leading into the open plan kitchen / lounge / dining area. A dual aspect room with exposed original oak beams, high quality laminate flooring and electric stove in recessed fireplace with granite hearth. Alcove window seat with built-in storage, spotlighting. The kitchen is fitted with a range of wall and base units in a black shaker-style finish with complementary light granite-effect work surfacing and splashback. Four-burner ceramic hob with acrylic splashback and stainless steel extractor chimney over. Separate electric combination oven/grill. Composite sink with drainer and mixer tap. Integrated appliances include fridge, freezer and washer/dryer. The dining area has space for a four person dining table. Door into hallway.

### Hallway

With fire door leading to the side of the property and stairs leading to a half landing with built-in airing cupboard housing the hot water cylinder and further useful storage. Exposed beams and doors leading to all first floor rooms.

### Bedroom 2

2.36m x 3.67m (7' 9" x 12' 0") A rear aspect double bedroom with exposed beam.

### Bedroom 3

1.91m x 2.1m (6' 3" x 6' 11") A rear aspect single bedroom which overlooks the rooftops of Cockermouth.

### Bathroom

2.28m x 2.17m (7' 6" x 7' 1") Fitted with a three piece suite comprising walk-in corner quadrant shower cubicle with mains powered shower with handheld attachment and rainfall showerhead, WC and wash hand basin within a built-in vanity unit. Wall-mounted storage shelving, vertical heated towel rail, cushion flooring.

### Principal Bedroom

4.82m x 3.68m (15' 10" x 12' 1") A small staircase leads up to a rear aspect double bedroom with partially exposed beams.

## ADDITIONAL INFORMATION

### Management, Services and Terms

Management: this property is managed by PFK.

Rental: £1250pcm - which includes water, council tax, fibre broadband and TV license.

Deposit: Equal to one month's rent.

Conditions: No smokers.

Please note Immigration Act 2014 checks will apply.

### Referrals and Other Payments

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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. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. '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; A Refundable 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 charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, 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 still 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: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

## LETTING DETAILS

Services: Mains electricity, water and drainage. No gas in the building. Electric heating. Double glazed throughout. 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 Main Street, head towards the Market Place and to the top of Castlegate. Turn left by the Castle into Wyndham Row and the property is on the left hand side.

