
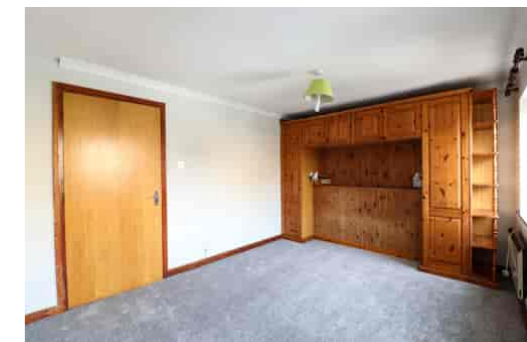
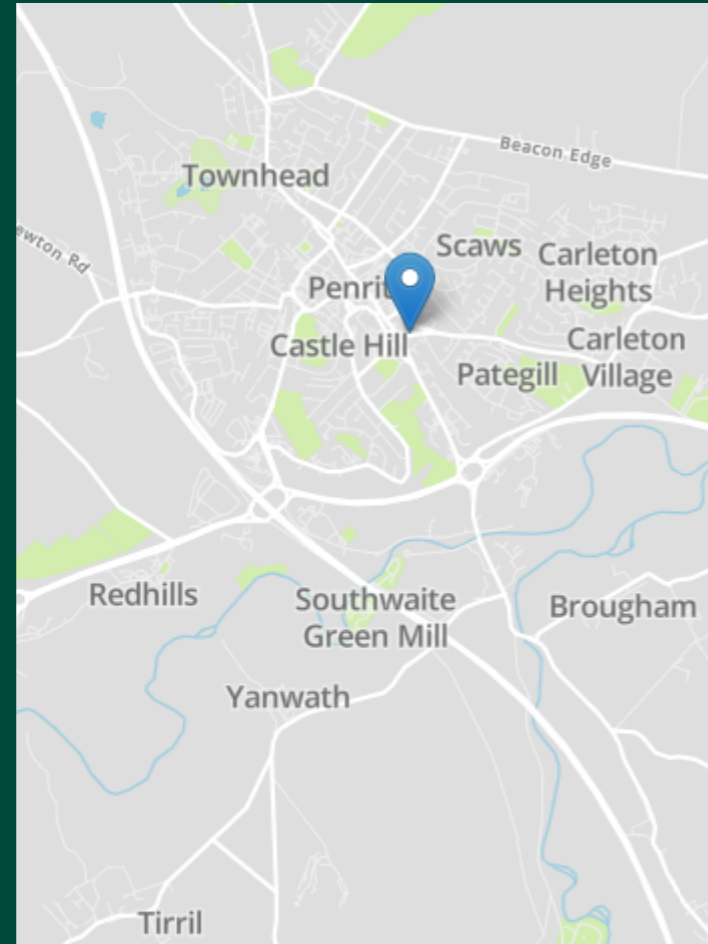


PFK

Rent: £775 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	78
(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 	




Flat 9 Whelpdale House, Roper Street, Penrith, Cumbria, CA11 8EU

- Second floor apartment
- Private parking
- Three bedrooms
- Council Tax: Band B
- Conveniently located
- EPC rating C

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- 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' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Whelpdale House apartments stand in Roper Street, immediately beyond the main town centre thoroughfare, with all amenities within easy reach. For those wishing to commute, the M6 can be easily accessed at Junction 40 and the town also benefits from a station on the main west coast railway line.

PROPERTY DESCRIPTION

An excellent three bed, second floor apartment with superb proportions throughout. An opportunity to occupy a generous, unfurnished second floor apartment with the benefit of secure entry system, double glazing, electric storage heating and residents parking. The accommodation briefly comprises communal entrance with stairs to all floors, hallway, spacious dining lounge, fitted kitchen with space for dining table, shower room and three bedrooms.

Conveniently located with an abundance of amenities nearby.

ACCOMMODATION

Entrance Hall

The property is accessed via a communal entrance with stairs leading to the first floor. Enter the property into a hallway with doors leading to all rooms, cloaks area, useful shelved storage area housing the hot water cylinder and electric panel heater.

Living Room

7.3m x 3.8m (23' 11" x 12' 6") A very generous reception area with ample space for a dining suite plus lounge furniture. Coving to the ceiling, electric heater set within a slate surround, two wall mounted panel heaters and three front aspect windows.

Bedroom 3/Home Office

02.4m x 4.0m (7' 10" x 13' 1") Off the lounge area is a front aspect, flexible space with wall mounted panel heater. This room could be used as bedroom 3 or alternatively as a home office.

Kitchen

3.3m x 4.1m (10' 10" x 13' 5") Fitted with a good range of wood wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Recessed, freestanding fridge freezer, eye-level Hotpoint double oven with countertop mounted four burner electric hob with extractor over, space and plumbing for washing machine and tumble dryer. Wall mounted electric heater, twin front aspect windows and telephone intercom system allowing access into the building.

Bedroom 1

3.1m x 4.2m (10' 2" x 13' 9") A rear aspect double bedroom with coving to the ceiling and built in furniture around the bed.

Bedroom 2

3.1m x 3.2m (10' 2" x 10' 6") (to wardrobe fronts) A rear aspect double bedroom with coving to the ceiling, fitted wardrobes to one wall and wall mounted heater.

Shower Room

Newley Fitted three-piece suite comprising shower cubicle with electric shower, WC and wash hand basin, panelled splashback, with laminate flooring.

EXTERNALLY

The apartment benefits from a parking space for one vehicle.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: C

Rental: £775 PCM plus all other outgoing

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. 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; 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. Electric storage heaters and double glazing installed throughout. 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: From Penrith town centre, walk/drive southwards down the main street (King Street) passing the John Norris countrywear/hiking shop on the left and then bear left into Roper Street. Whelpdale House properties are immediately on the left hand side and parking is accessed via the rear of the building.

