
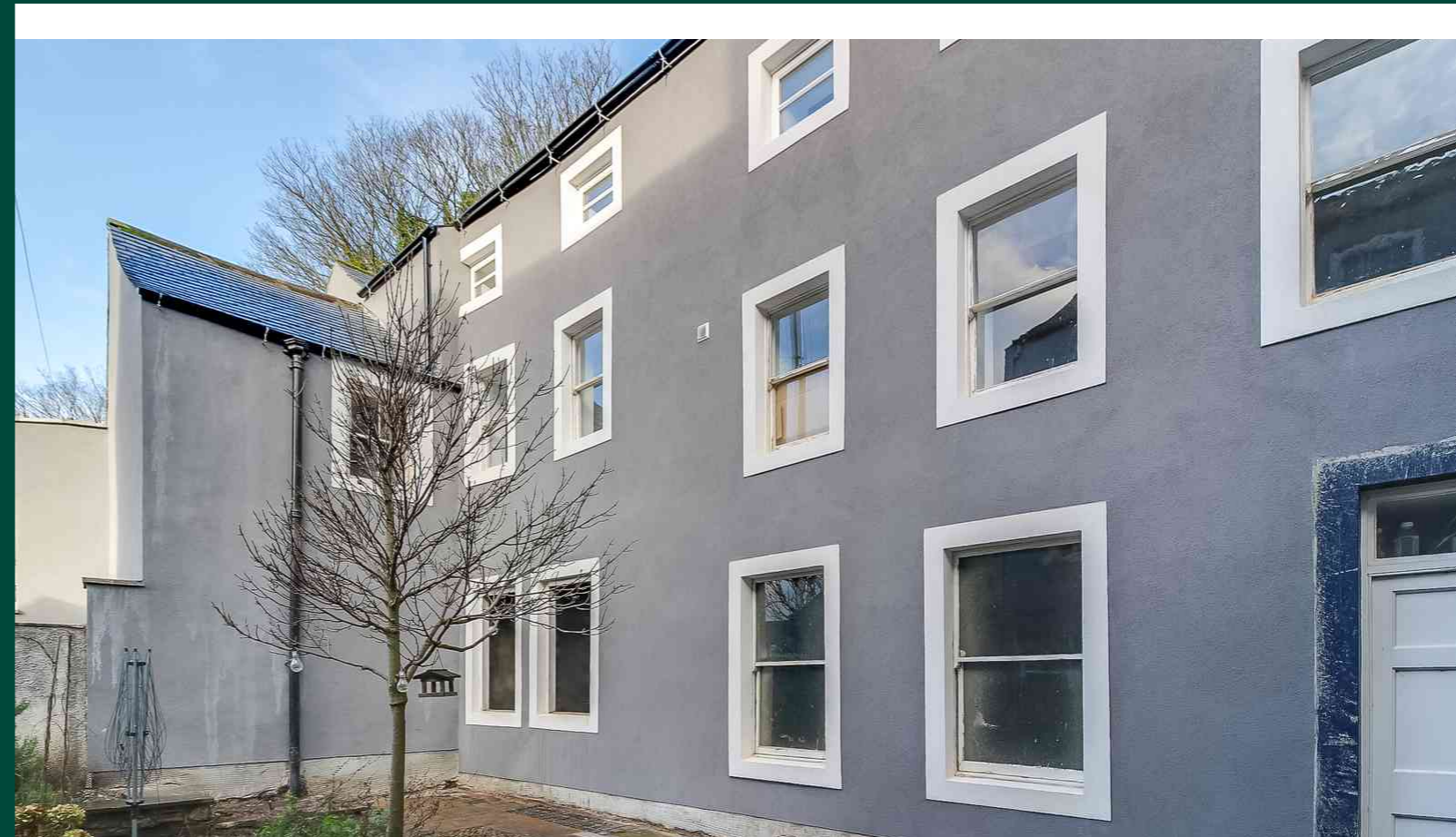
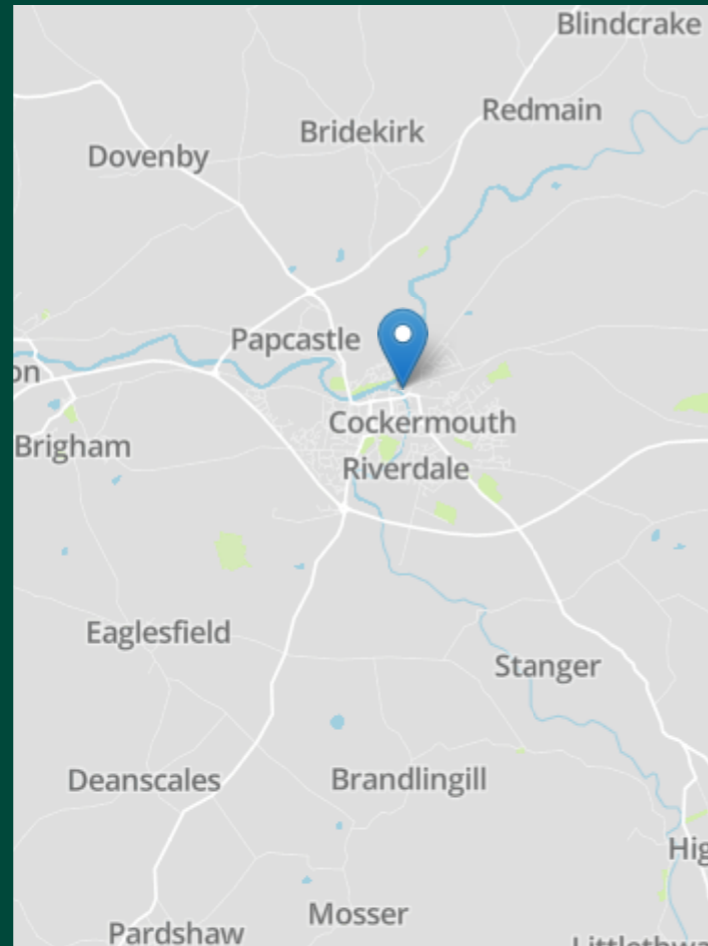


# PFK

Rent: £1,200 pcm

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	50
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	




## Flat 1 Brewery Walk, Cockermouth, CA13 9EY

- Two bed apartment
- Newly renovated block
- EPC rating E
- Superb quality throughout
- Council Tax, TV & broadband included
- Fully furnished including appliances
- Council Tax: Band A

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 railway 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, fully serviced and all included. 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, draughty 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 1 is a spacious two 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, 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

### Communal Hallway

Accessed via wooden external door into communal hallway (shared by Flats 1 and 2). With lockable wooden door into flat 1.

### Lounge/Dining/Kitchen Area

4.61m x 4.00m (max) (15' 1" x 13' 1") A light and airy, high ceilinged room with spotlighting and timber framed, sliding sash windows. The kitchen area is fitted with a range of wall and base units in a charcoal finish with complementary light granite effect work surfacing and splashbacks, incorporating composite sink and drainer unit with mixer tap. Integrated combination, electric oven/grill with four burner countertop mounted ceramic hob, acrylic splashback and extractor fan over, integrated fridge freezer and washer/dryer, space for a four to six person dining table.

### Bedroom 1

3.40m x 2.88m (11' 2" x 9' 5") Rear aspect double bedroom, high ceilinged with timber, sliding sash window.

### Shower Room

2.23m x 1.20m (7' 4" x 3' 11") Fitted with three piece suite comprising walk in shower cubicle with electric shower, wash hand basin in vanity unit and WC.

### Bedroom 2

3.05m x 2.98m (10' 0" x 9' 9") Side aspect double bedroom with sliding sash window.

## EXTERNALLY

The property enjoys a private courtyard seating area.

## ADDITIONAL INFORMATION

### Management & Terms

Management: This property is managed by PFK.

Terms: EPC rating: E

Rental: £1200 PCM

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: Let's be honest, who wants to worry about finding a broadband provider? At Brewery Walk the services are included in your rent - water, council tax, fibre broadband and TV licence, it's all ready to go the minute you move in.

Services: Mains electricity, water and drainage. Please note there is no gas in the building. Electric heating and double glazing installed throughout. Telephone and broadband connections 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 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.

