

TO LET

Rent: £580 pcm



PFK

45a Boroughgate, Appleby-in-Westmorland, Cumbria CA16 6XG

- First floor apartment
- 2 beds
- Close to amenities
- Available immediately
- Council Tax: Band B
- EPC rating D

ABOUT THE PROPERTY

Located in the centre of town, this first floor apartment offers comfortable two bedrooomed accommodation, suitable for a professional person or couple. Alternatively it is suitable for occupation by retired persons.

Available immediately.

LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of supermarkets, general shops, schools, numerous sports clubs and a station on the scenic Settle to Carlisle railway line.



ROOM DESCRIPTIONS

ACCOMMODATION

Ground Floor Entrance

A part glazed porch with quarry tiled flooring leads into the lower hallway with staircase to the first floor.

FIRST FLOOR

Central Landing

With storage cupboard off.

Kitchen

3.57m x 2.49m (11' 9" x 8' 2") Fitted with a range of modern, shaker style wall and base units with complementary work surfacing, incorporating single drainer stainless steel sink unit with mixer tap and tiled splashback. Integrated electric oven with ceramic hob and extractor hood over, plumbing for washing machine and large rear aspect window.

Sitting Room

5.56m x 3.26m (18' 3" x 10' 8") With dual aspect windows, coal effect gas fire in a stone surround, serving hatch to the kitchen, TV and telephone points.

Bedroom 1

5.65m x 3.79m (18' 6" x 12' 5") A rear aspect double bedroom with telephone point.

Bedroom 2

3.88m x 3.60m (12' 9" x 11' 10") A rear aspect double bedroom.

Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC.

EXTERNALLY

There is a small forecourt sitting area to the front, with raised flower beds.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £580 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

Referral & Other Payments

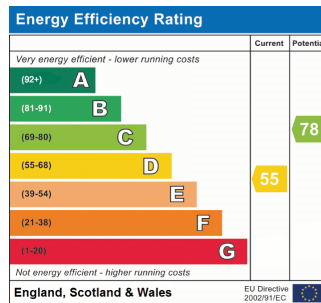
PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK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

FLOORPLAN

EPC



LETTING DETAILS

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed 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 Penrith office, 01768 862135.

Directions

Heading up the hill on Boroughgate, the property is located on the left hand side. Turn up a small side lane and number 45a can be found straight ahead to the left hand side. A lettings board has been erected for identification purposes.