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Edwin  
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# TO LET:

## 19 Cherry Lane, Carlisle, CA1 3GJ



A modern three-bedroom first floor apartment within the quiet & sought-after area of Parkland Village, which is situated to the South of Carlisle City Centre. It is close to a range of local amenities, including excellent access to the M6 Motorway. The property benefits from; double glazing, gas central heating, 2 allocated parking spaces, communal gardens, and outside storage. It is offered on initial 6 month Assured Shorthold Tenancy.

Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Windermere

Chartered Surveyors

The accommodation briefly comprises of:

**First floor**                      **Entrance Lobby**; with stairs straight up to first floor. **Bedroom 1**; Single. **Dressing Room** with fitted wardrobes **Bedroom 2**; Double. **Bathroom**; Incorporating a three-piece suite of a bath with shower over, pedestal wash hand basin and WC. **Lounge**; Bright, spacious room with double windows and feature fireplace, TV and telephone point. **Kitchen**; Incorporating a range of fitted wall and base units with complementary work surface, integrated double oven and hob with extractor hood. Stainless steel sink with mixer tap, integrated fridge, freezer, washing machine & dishwasher.

**Outside:**                              To the front of the property there are 2 allocated parking spaces for the apartment, storage cupboard with a tap and communal gardens.

**Services:**                              All mains services, including gas  
Gas central heating, with radiators throughout  
TV and telephone points

**Council Tax:**                              The Cumberland Council Tax website states that the property lies in band 'C', the Council Tax for the year 2022/2023 being £1806.53

**Rent:**                                      A rent of £775 per calendar month, exclusive of outgoings, is expected for the property.

**Deposit:**                                  A deposit of £890 will be payable at the onset of the tenancy.

**EPC:**                                        The property has an EPC rating of "C" (76). A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office.

**Tenancy Agreement:**                      The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

**Viewings:**                                By appointment.

**Applications:**                              Application forms are available from this office.

The successful applicant will be asked to pay a holding deposit of £175 equal to 1 weeks rent. On completion of acceptable references, this will then be used towards the first months rent.

If the tenant fails to give accurate information or withdraws their application, this deposit id non refundable.