

TO LET

Rent: £425 pcm



**PFK**

## Apartment 10, Low Wiend, Appleby-in-Westmorland, Cumbria CA16 6QP

- Second floor apartment
- Open plan living area/kitchen
- One double bedroom
- Parking available nearby
- Central location
- Available now
- EPC rating D
- Council tax - Band A

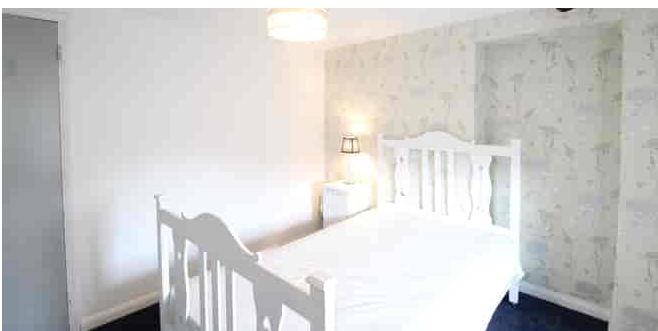
## ABOUT THE PROPERTY

Well-proportioned, bright, second floor (top) apartment, conveniently situated within the heart of Appleby's town centre and within easy walking distance of all local amenities. Accommodation briefly comprises: private entrance, open plan living area/kitchen, one double bedroom and a modern bathroom. Gas central heating and double glazing installed and permit parking is available nearby.

Available immediately.

## LOCATION

Appleby is a historic market town located 14 miles south-east of Penrith and Junction 40 of the M6. The A66 by-passes 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 small supermarkets, independent shops, sports clubs and a railway station on the scenic Carlisle to Settle Line.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### Entrance

The property is accessed via an external metal staircase leading to a private entrance door which opens into:-

#### Open Plan Living Area/Kitchen

4.81m x 3.60m (15' 9" x 11' 10") A bright and spacious room with beamed ceiling. The kitchen area is fitted with a range of white wall and base units with complementary work surfacing incorporating a newly installed sink and drainer with mixer tap, and contemporary tiled splash back. Appliances include freestanding electric cooker with extractor over, plumbed in washing machine and an under-counter fridge. The room benefits from dual aspect windows, TV point and radiator. Door to:-

#### Inner Hallway

Housing a wall-mounted gas boiler.

#### Bedroom

3.14m x 3.00m (10' 4" x 9' 10") A well-proportioned double bedroom with exposed beam, front aspect window, radiator and access to loft space (via hatch).

#### Bathroom

2.42m x 1.69m (7' 11" x 5' 7") Fitted with a three piece suite comprising panelled bath, wash hand basin and WC. Heated towel rail, part-tiled walls, extractor fan and frosted window to the rear elevation.

#### Externally

#### Parking

Private parking nearby.

### ADDITIONAL INFORMATION

Management: this property is not managed by PFK.  
Terms: Rental: £425 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

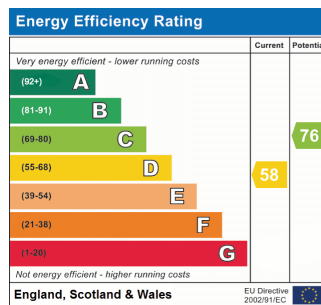
PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. '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.

## FLOORPLAN

## EPC



## LETTING DETAILS

### Services

Mains electricity, gas, water and drainage; gas central heating and double glazing installed; telephone line installed subject to BT regulations. 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

Apartment 10 Low Wiend is located off a quiet lane (behind Spar supermarket), centrally located within the town. On foot from the Spar, pass the Crown and Cushion and enter into Low Wiend. At the end of the row of shops there is a left hand turn into a private parking area. The flat is located to the right of this parking area.