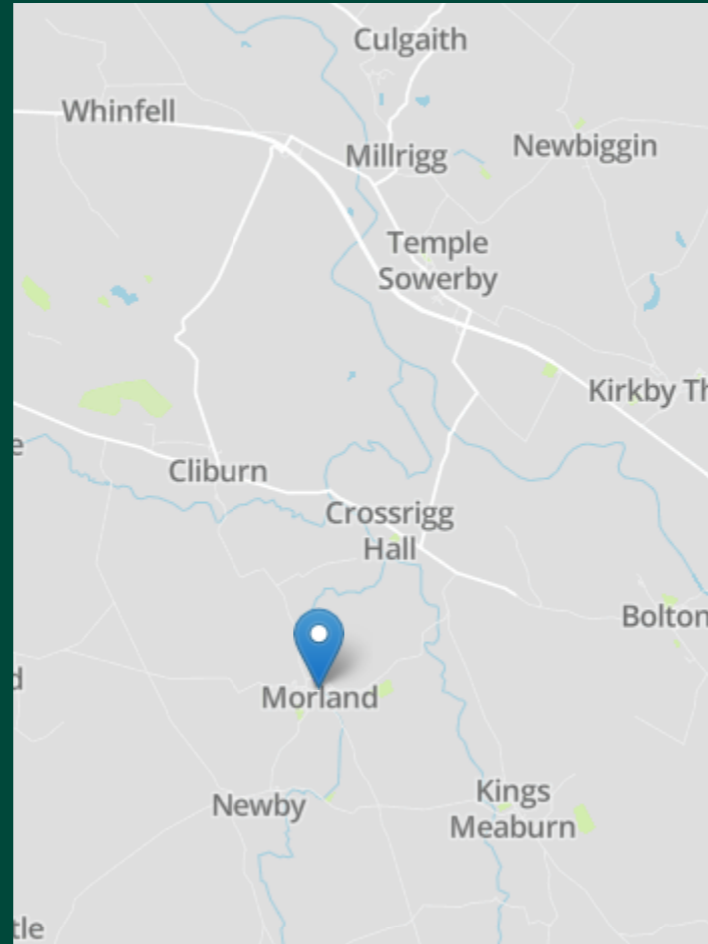
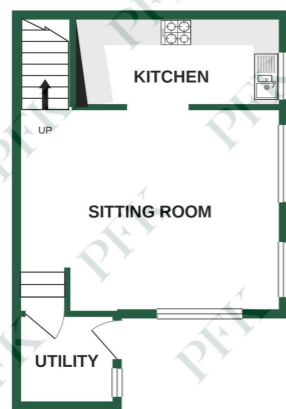


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR
65.2 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA: 99.4 sq.m. (1070 sq.ft.) approx.



Hill Flat Morland House, Morland, Penrith, CA10 3AZ

- Grade II listed apartment
- Parking & patio garden
- EPC rating E
- Spacious throughout
- Charming village location
- 3 double beds
- 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' 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

Morland is a large Eden valley village between Penrith and Appleby, set around the tranquil Morland Beck. The nearby A6, A66 and M6 provide excellent transport links and the market town of Penrith is seven miles away with further amenities including a railway station on the west coast main line.

PROPERTY DESCRIPTION

A 3 bed flat on two levels in the quiet village of Morland, and part of the Morland House Estate.

Positioned in the heart of this charming village, Hill Flat oozes character and boasts surprisingly generous proportions throughout. With the benefit of an entrance porch, leading into a lovely living room/diner, a further door takes you into the kitchen and and stairs to the first floor lead off the living room. Three double bedrooms and a family bathroom can be found on the first floor, along with ample storage space.

Externally, this fantastic property enjoys a low maintenance patio garden with lockable shed and parking space.

ACCOMMODATION

Entrance Porch

1.97m x 1.92m (6' 6" x 6' 4") Front aspect, double glazed window and door, cloaks area and tiled flooring.

Living Room

5.13m x 4.07m (16' 10" x 13' 4") Front aspect windows with secondary glazing and double glazed side aspect window, loft access and radiator.

Kitchen

3.9m x 1.8m (12' 10" x 5' 11") Fitted wall and base units with complementary work surfacing incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated hob and oven with extractor over and integrated fridge, space for washing machine and double glazed front aspect window.

FIRST FLOOR LANDING

With open shelved cupboard, two enclosed storage cupboards, loft access and side aspect window.

Bedroom 1

4.23m x 4.19m (13' 11" x 13' 9") Double bedroom with front aspect window with wooden shutters, radiator and open fireplace with slate hearth and wood mantel.

Bedroom 2

3.92m x 3.43m (12' 10" x 11' 3") Front aspect double bedroom with radiator.

Bedroom 3

4.12m x 2.9m (13' 6" x 9' 6") Double bedroom with front aspect window with original shutters.

Bathroom

3.18m x 2.39m (10' 5" x 7' 10") Fitted with a three piece suite comprising bath with shower over, WC and pedestal wash hand basin, tiled splashbacks, ceiling extractor and side aspect window.

EXTERNALLY

Gardens and Parking

Walled surround with gated entrance and concrete path leading to the front door, lockable shed situated to the left of the gate and offroad parking for one vehicle. The property is south facing.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: E

Rental: £650 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; 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. Oil fired central heating and double glazing installed. 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 Penrith office, 01768 862135.

Directions: What3Words - thudded.unguarded.craft

From Penrith take the A6 through Eamont Bridge and then take the left turn to Cliburn. Turn right at the crossroads in Cliburn and continue on to Morland. On entering the village, pass the church on the left, following the road downhill to the left and Hill Flat is on the left before the public house and immediately opposite Mothercroft.

