

# PFK

34 Pennine View Close, Carlisle CA1 3GW

Rent: £620 pcm





## LOCATION

Pennine View Close is well located in a popular residential location, to the south of the city of Carlisle. It has excellent road links and easy access to the M6 plus it is handily placed for public transport services into the city.

## PROPERTY DESCRIPTION

Spacious three bedroom, two bathroom, ground floor apartment, situated in a popular residential area to the south of the city and available immediately. Newly decorated throughout plus new blinds and carpets, this smashing apartment also has the benefit of an allocated parking space, visitor parking and a private balcony with open views.

Accessed via a private and secure intercom entry system (shared with only three other properties) the accommodation provides entrance hallway leading into a large open plan living and dining space with a wide open archway through to the kitchen. There are three bedrooms, the master being en suite, plus a family bathroom.

The outside is accessed via French doors from the open plan living area and provides a balcony area overlooking the park and greenery - perfect relaxation space with minimum effort in the gardening department!

## ACCOMMODATION

### Access & Entrance Hallway

Steps lead up from the car parking area to a main entrance door to three apartments including No. 34. A further private entrance door gives access into the hallway which is fitted with entry phone intercom system. Internal door to:-

### Open Plan Living/Dining Area

6.88m x 5.44m (22' 7" x 17' 10") 6.88m x 5.77m (22' 7" x 18' 11") A lovely living space with French doors opening to a private terrace/ balcony. Fireplace incorporating electric fire and open archway to:-

### Kitchen

2.88m x 2.88m (9' 5" x 9' 5") Fitted with a range of wall and base units with complementary work surfaces, tiled splash backs and stainless steel one and half bowl sink/drain unit with mixer tap, Built in electric oven and hob with stainless steel chimney extractor over, space/plumbing for washing machine, space for freestanding fridge freezer and access to storage/airing cupboard.

### Inner Hallway

With large, built in storage cupboard.

### Bedroom 1

2.58m x 2.98m (8' 6" x 9' 9") A double bedroom with large, built in wardrobe and en-suite.

### En-suite Shower Room

1.84m x 1.14m (6' 0" x 3' 9")

### Bedroom 2

3.03m x 2.89m (9' 11" x 9' 6")

### Bedroom 3

2.97m x 1.83m (9' 9" x 6' 0")

## Bathroom

1.95m x 1.94m (6' 5" x 6' 4") Fitted with three piece suite comprising bath with shower over, wash hand basin and WC.

## EXTERNALLY

The property benefits from a privately allocated space within the communal car park with additional marked spaces for visitors. Recycling and bin store.

## Terraced Balcony

2.93m x 1.54m (9' 7" x 5' 1")

## ADDITIONAL INFORMATION

### Management, Terms & Conditions

Management: this property is managed by PFK. Terms: Rental: £620 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed; no pets allowed (due to lease). 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.

## LETTING DETAILS

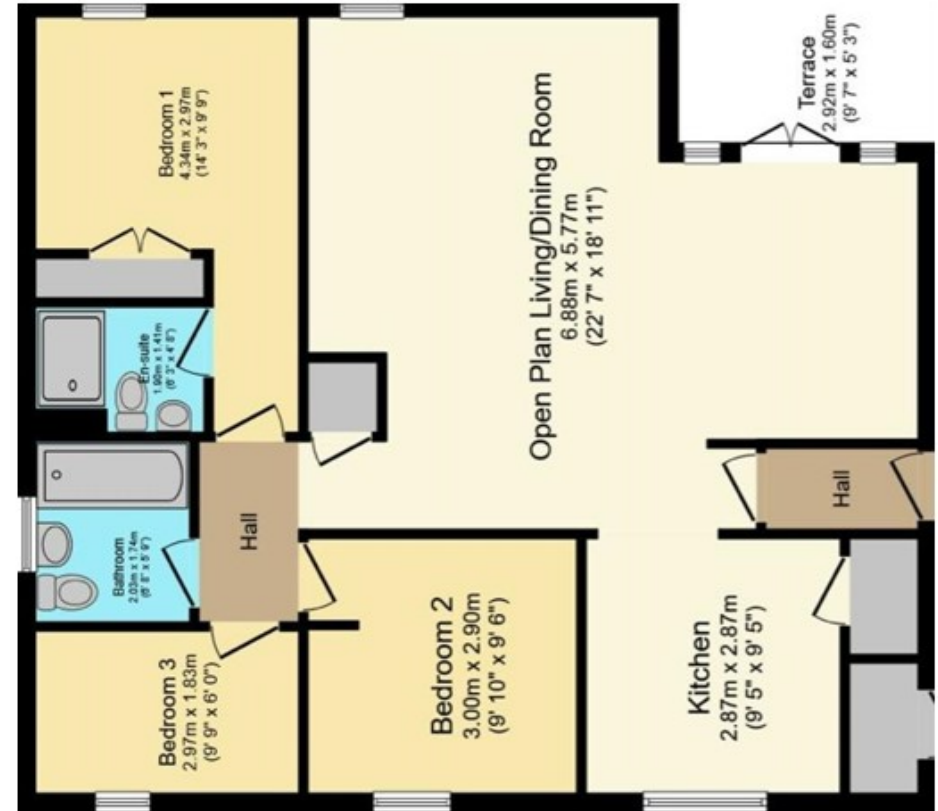
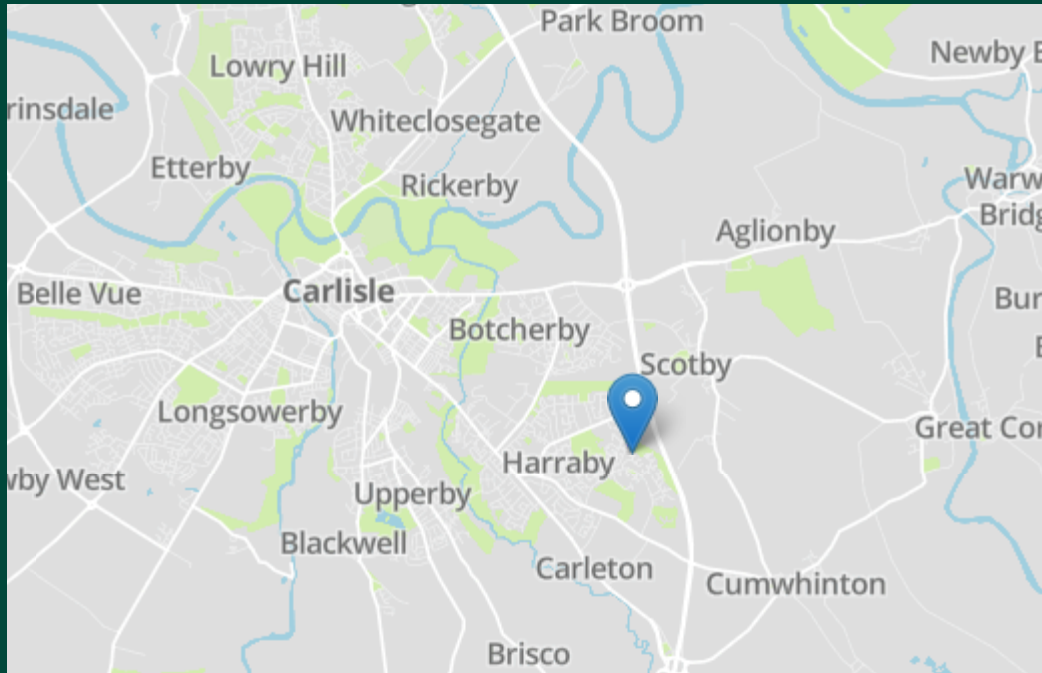
Mains electricity, water & drainage; electric central heating, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Carlisle office, 01228 558 666.

Directions: This property can be located using the postcode CA1 3GW. Alternatively by using What3Words: ///press.belt.clever





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	