
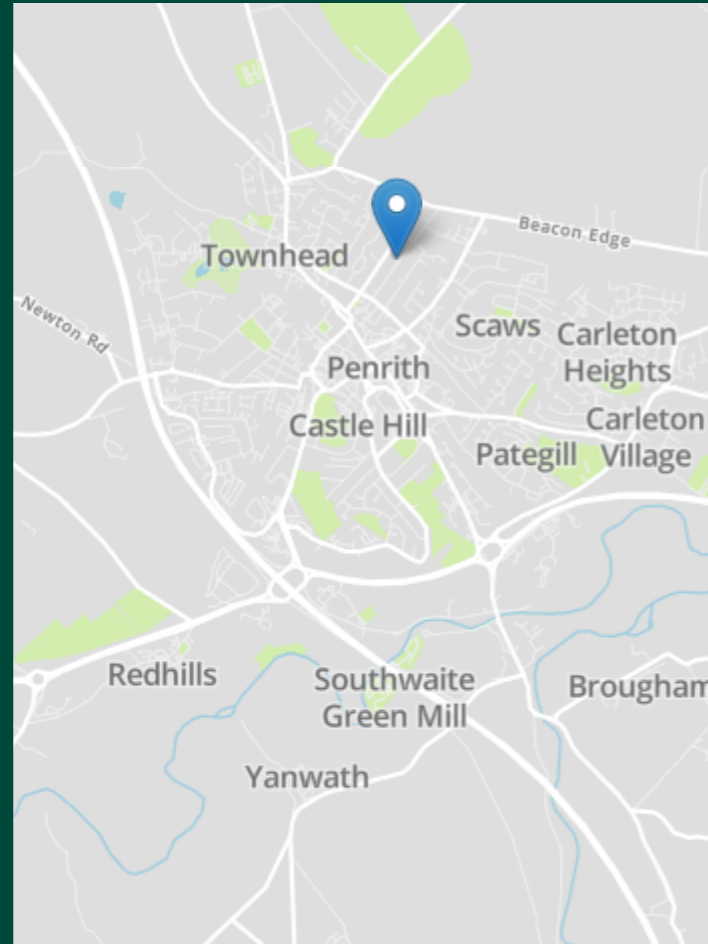


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	




## 12 Applerigg, Lowther Street, Penrith, CA11 7US

- 2 bed apartment
- Convenient location
- EPC rating C
- Well maintained throughout
- Secure entrance with intercom system
- Allocated parking
- Council Tax: Band C

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 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

Applerigg is situated on Lowther Street in the 'New Streets' conservation area of Penrith and within walking distance to the town centre where an extensive range of amenities are available.

## PROPERTY DESCRIPTION

A well presented apartment with the benefit of allocated parking to the rear of the building. Conveniently located within a popular residential area of the town of Penrith, this deceptively spacious property provides large lounge/dining room, kitchen, two bedrooms and bathroom.

## ACCOMMODATION

### Communal Entrance

Access via secure intercom system into central hallway, with staircase leading up to the apartment.

### Inner Hallway

With shelved storage cupboard and radiator.

### Lounge/Dining Room - L shaped

6.66m x 4.96m (21' 10" x 16' 3") max x 3.01 (9'11") min. With two front aspect south facing windows, two radiators, TV and two telephone points.

### Kitchen

3.52m x 2.22m (11' 7" x 7' 3") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including electric oven with gas hob and extractor over, washing machine and fridge, radiator, window and wall mounted gas central heating boiler.

### Bedroom 1

3.40m x 2.07m (11' 2" x 6' 9") Rear aspect double bedroom with radiator.

### Bedroom 2

3.27m x 3.24m (10' 9" x 10' 8") Rear aspect double bedroom with telephone point and radiator.

### Bathroom

1.95m x 1.86m (6' 5" x 6' 1") Fitted with three piece suite comprising bath with shower over, WC and pedestal wash hand basin, extractor fan, radiator and obscured window.

## EXTERNALLY

The apartment benefits from a designated paved parking area to the rear of the building.

Please note - we understand that bicycles are no longer permitted in the main building.

## ADDITIONAL INFORMATION

### Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: C  
Rental: £675 PCM plus all other outgoings  
Deposit: Equal to one month's rent  
Conditions: No pets or 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.

## LETTING DETAILS

Services: Mains gas, electricity, 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: From PFK Penrith office, proceed up Sandgate, past the bus station. Take the first exit at the mini roundabout on to Benson Row, then the second right up Lowther Street. Applerigg is approximately halfway up on the left hand side, with parking to the rear of the building.

