



# TO LET:

## Stewards Flat, Conservative Club, Penrith Road, Keswick, CA12 4HF

A spacious refurbished one bedroom flat above the Conservative Club with open views across Latrigg and Skiddaw. It has refurbished kitchen, spacious living room and gas central heating (included). Available to rent on an initial 6 month Assured Shorthold Tenancy.

### The Accommodation briefly comprises:

<b>On the Ground Floor</b>	<b>Entrance Lobby with locked door to stairs up to the flat;</b>
<b>On the First Floor</b>	<b>Spacious Landing with storage cupboard; Living Room</b> with views to the river and surrounding fells. Fireplace with electric stove style heater. <b>Refurbished kitchen</b> with range of fitted units, electric oven, and hob. <b>Double Bedroom</b> with fitted wardrobe. <b>Bathroom</b> including double shower wash-basin, WC, and extractor fan. Storage cupboard with hooks and water meter.
<b>Services:</b>	All mains services, including gas Gas central heating, with radiators throughout TV and telephone points
<b>Council Tax:</b>	The Cumberland Council Tax website states that the property lies in band 'B', the Council Tax for the year 2022/2023 being £1665.12.
<b>Rent:</b>	A rent of £650 per calendar month, including £100 allowance for gas usage but exclusive of other outgoings, is expected for the property.
<b>Deposit:</b>	A deposit of £750 will be payable at the onset of the tenancy.

**EPC:** An EPC of "E" (46) is registered to the property, 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 with Edwin Thompson.

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

The successful applicant will be asked to pay a holding deposit of £150 equal to 1 weeks rent. This will be used towards the first months rent if the referencing is successful.

If the referencing is failed, the deposit is non refundable.

**Notes:** On expiry of the initial lease a further term may be offered  
Strictly no pets  
Non smokers only to apply  
Unsuitable for children