
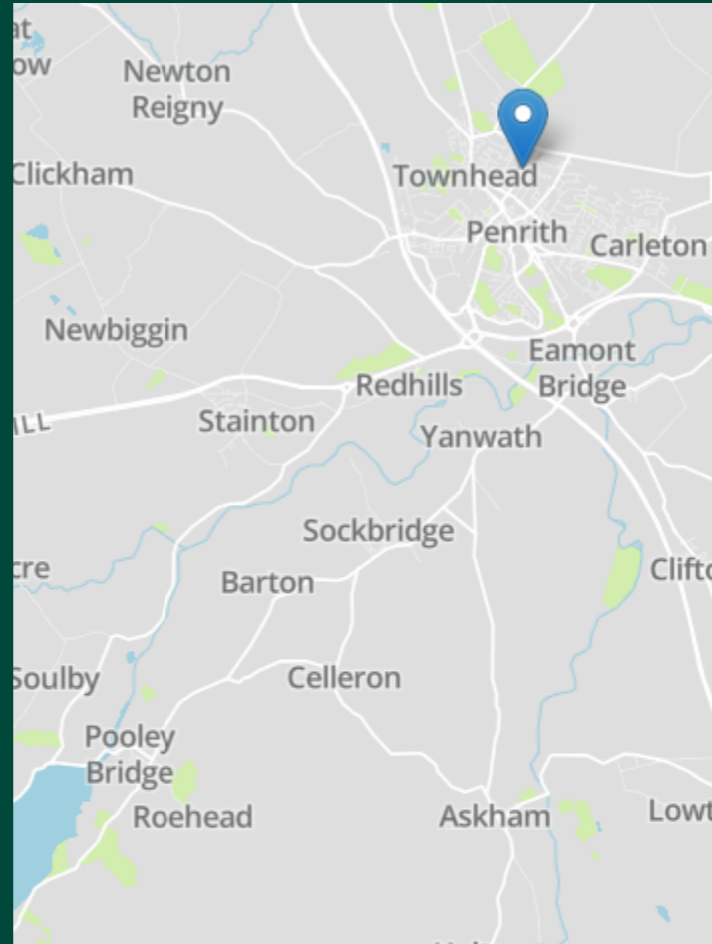


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	




5 Forest House, Wordsworth Street, Penrith, Cumbria, CA11 7QX

- Two bed apartment
- Communal gardens
- Council Tax: Band B
- Second floor with delightful views
- Allocated parking
- Generous & well presented accommodation
- EPC rating D

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- 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

Wordsworth Street is conveniently located in the much sought after New Streets Conservation Area, close to the town centre of Penrith with it's excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

PROPERTY DESCRIPTION

A spacious and well maintained second floor apartment, with two double bedrooms, welcoming accommodation, communal gardens and allocated parking.

This attractive property has been recently refurbished and enjoys accommodation which briefly comprises a generous entrance hall, accessed via the communal stairwell and second floor landing, open plan living accommodation which combines a modern kitchen with ample dining space and living room area, two rear aspect double bedrooms and a three piece bathroom which also houses the gas boiler. Externally there is one allocated car parking space and communal gardens.

ACCOMMODATION

Communal Entrance

Accessed via a communal entrance hall with number 5 on the second floor, accessible by stairs.

To the lower ground floor level, there is also a cellar, where tenants have shared usage for storage purposes.

Entrance Hall

With excellent storage cupboard, utility cupboard currently housing a washing machine and tumble dryer, radiator, telephone intercom entry system and doors leading to all rooms.

Living/Dining/Kitchen

5.75m x 4.24m (18' 10" x 13' 11") (overall measurements) A lovely open plan room enjoying a fabulous outlook over the town towards the Lake District fells. With exposed character beams, two radiators and wooden flooring throughout.

The living area has wall mounted lighting and ample space for lounge furniture, and the kitchen area has space for a dining table, and is 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 oven with hob, glass splashback and extractor over, space for undercounter fridge, freezer and dishwasher. Please note the appliances mentioned are currently in situ and we understand they will remain in place.

Bedroom 1

3.1m x 4.36m (10' 2" x 14' 4") A generous double bedroom with exposed beams, large Velux window with views towards The Beacon, radiator.

Bedroom 2

2.56m x 4.36m (8' 5" x 14' 4") A double bedroom with exposed ceiling timbers, radiator Velux window with views towards The Beacon,

Bathroom

Fitted with a three piece suite comprising WC, bath with mains shower and wash hand basin with wall mounted mirror over. Part tiled walls, wall mounted central heating boiler and heated chrome towel rail.

EXTERNALLY

There is an allocated parking space and communal gardens for the residents to enjoy.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £675 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. 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 & drainage. Gas fired central heating and double glazing installed throughout. 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: From our Penrith PFK office, head south along King Street (A6), taking a left turn by John Norris Outdoor shop. Follow this road onto Benson Row and continue straight over both mini roundabouts onto Meeting House Lane. At the next roundabout take the third exit onto Wordsworth Street, continue up this street where the property can be found on the left hand side.

