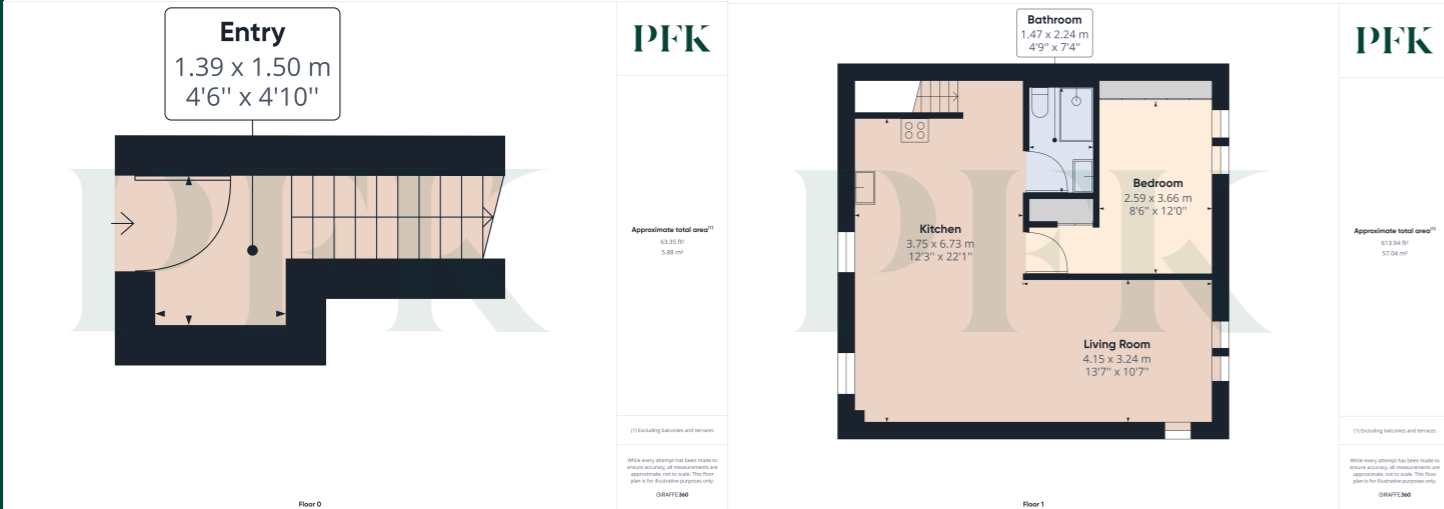


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



5a Murrayfield Terrace, Ravenglass, Cumbria, CA18 1SH

- First floor 1 bed apartment
- Private residents parking
- Seaside village location
- Furnished
- Open plan space
- EPC Rating D

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' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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LOCATION

Ravenglass is a beautiful coastal hamlet within the Lake District National Park lying on the estuary of three rivers – the Esk, the Mite and the Irt. The Ravenglass and Eskdale narrow gauge railway or 'La'al Ratty' is a popular tourist attraction which takes passengers to the very head of Eskdale with seven stops on the way. Muncaster Castle, with its truly stunning gardens, is just a mile away and of course the Lake District National Park is right on your doorstep.

PROPERTY DESCRIPTION

Available with no onward chain is this first floor apartment situated in the seaside village of Ravenglass, which sits within the Lake District National Park.

The accommodation would suit young professionals, or those who wish for a retirement property in a tranquil area on the coast. The property comes fully furnished and accommodation briefly comprises entrance hallway with staircase to first floor, where you are presented with a large open plan, kitchen, dining and living space. There is also a spacious bedroom with built-in wardrobes and a modern shower room suite. The property also benefits from a small front garden and has parking available in the residents' parking area.

ACCOMMODATION

Entrance

The property is accessed via a part-glazed uPVC front door leading into the entrance vestibule with stairs to the first floor.

Open Plan Kitchen Diner / Living Room

Kitchen Diner - 3.7m x 6.7m (12' 2" x 22' 0") A large and spacious dual aspect room with views towards the village. The kitchen is fitted with a range of modern wall and base units and complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric hob with extractor over, separate eye level oven, washing machine, dishwasher, fridge and freezer. Tiled flooring. Dining table and chairs.

Living Space - 4.1m x 3.2m (13' 5" x 10' 6") With rear and side aspect views. Neutral decor and spotlighting.

Bedroom

2.5m x 3.6m (8' 2" x 11' 10") A rear aspect double bedroom with fitted wardrobes and a further large storage cupboard.

Shower Room

1.4m x 2.2m (4' 7" x 7' 3") Fitted with a three piece suite comprising shower enclosure, WC and wash hand basin. Heated towel rail and vinyl flooring.

Garden and Parking

To the front of the property is a low maintenance garden and a residents only parking area.

ADDITIONAL INFORMATION

Management and Terms

Management: this property is managed by PFK.

EPC Rating D

Rental: £650 pcm plus all other outgoings.

Deposit: Equal to one month's rent.

Furnished.

Conditions: No smokers, no pets.

Please note Immigration Act 2014 checks will apply.

Referrals and 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 ETSOS - EPC and floorplan £66.00; 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: Electricity, water and drainage. Electric central heating and double glazing installed throughout. 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 Cockermouth office, 01900 826205.

Directions: Travel south from Whitehaven via the A595 for

