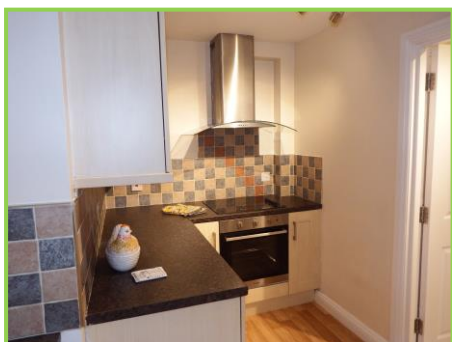


EDEN LETTINGS & MANAGEMENT



7a, PRINCES COURT, ROWCLIFFE LANE, PENRITH, CA11 7BJ

CENTRALLY LOCATED AND NEWLY REDECORATED AND RECARPETED, THIS FIRST FLOOR TWO BEDROOM APARTMENT OFFERS COMFORTABLE TOWN CENTRE LIVING. LIVING ROOM, BATHROOM/WC, ELECTRIC HEATING, DOUBLE-GLAZING.

RENT £560.00 P.C.M

**Eden Lettings & Management,
1a, St. Andrew's View,
Penrith, Cumbria CA11 7YF
Tel: - 01768 892777. Fax: 01768 891860
E mail: rtowler@edenletting.co.uk. Website: www.edenletting.co.uk**

Description – Refurbished first floor flat in the centre of town presented in lovely condition with new decorations and carpets, ready for immediate occupation.

Location – From the centre of Penrith by the clock, walk down Rowcliffe Lane to the left of Grahams. Princes Court is about 100 yards down the road on the west side, with access through a security entrance gate. On the west side, the property overlooks the square off Princes Street and is above the Woodstone restaurant.

Accommodation -

First Floor – approached by an external staircase and landing.

Entrance Hall – Spotlight lighting, radiator, fire alarm equipment.

Kitchen 3.62m x 2.41m – With spotlights and recessed lights, shaker style base and wall cupboard units with work surfaces and tiled splashbacks, stainless steel sink with single drainer, fridge, washing machine point, electric oven, electric hob with filter above and power points.

Living Room 3.78m x 4.56m – With spot lighting, radiator, feature false fireplace, power points, TV point, telephone point.

Bedroom One 1.97m x 4.60m – With spot lights, radiator, power points, glazed double doors.

Bedroom Two – 2.63m x 4.58m - Spot lighting, radiator, power points and built-in cupboard.

Bathroom/WC – Tiled floor and part tiled walls, panelled bath with tap shower and shower screen, pedestal basin, WC, mirror, extractor fan and spotlights.

Services – The property has a conventional radiator heating system from an electronic heat store. Mains electricity, and drainage connections.

Lease - An assured shorthold tenancy is offered for an initial term of 6 months. The agreement may be extended if required, by agreement between the parties.

Rent and Deposit - £560.00 per calendar month, payable in advance by banker's standing order. A deposit equivalent to one month's rent will also be required, to be held in accordance with deposit protection legislation.

Outgoings – The tenant will be responsible for paying the utility bills and the council tax. The property is in band A and £1,276.28 is payable in 2019/20.

Viewings - Strictly by appointment through Eden Lettings & Management (01768 892777)

IMMIGRATION STATUS

With effect from the 1st February 2016 all applications for residential tenancies in England are to be subjected to a "Right to Rent" assessment. This is a mandatory legal requirement.

GENERAL CONDITIONS

Eden Lettings & Management gives notice for itself as agents and for the Owners of the property that:-

- a) These particulars are set out as a general outline only for the guidance of intending tenants and do not form any part of an offer or contract.
- b) All descriptions and dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending tenant should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise of the correctness of each item.
- c) No responsibility will be accepted for any expenses incurred by intending lessees on inspecting properties, which have been let or withdrawn.

No persons in the employ of Eden Lettings & Management has any authority to make or give any representation or warranty whatever in relation to this property or these Particulars, nor to enter into any contract relating to the property on behalf of the Owners.