



## FLAT 30A, KING STREET, PENRITH, CA11 7AY

A GENEROUSLY PROPORTIONED FIRST AND SECOND FLOOR APARTMENT IN A CENTRAL LOCATION OFFERING TWO BEDROOMS, LIVING ROOM, KITCHEN AND BATHROOM, GAS-CENTRAL HEATING. NEWLY REDECORATED AND RE-CARPETED.

**RENT – £495.00 P.C.M.**

Eden Lettings & Management,  
1a, St. Andrew's View,  
Penrith, Cumbria CA11 7YF  
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**Description** - A first and second floor apartment in a corner property to the south of the town centre, conveniently positioned for access to all local facilities. The apartment is newly redecorated and has new carpets throughout and is ready for immediate occupation.

**Location** - From the centre of Penrith, head south down King Street to Crown Square. The apartment is above a shop premises on the corner, near the zebra crossing.

#### **Accommodation**

The apartment offers the following:-

**Entrance Lobby** and carpeted staircase leading to the:-

#### First Floor

**Landing** radiator, pendant light, cupboard under the windows, understair cupboard, carbon monoxide detector, smoke alarm.

**Living Room 3.52m x 4.55m** with a feature electric stove under a timber mantle and tiled surround, radiator, pendant light, TV point, telephone point, power points. **Please note if any tenant wishes to purchase the stove, the owner will sell it for £1. It will then be the responsibility of the tenant. Otherwise it will be removed.**

**Galley Kitchen 3.53m (max) x 1.78m** breakfast bar, base cupboard and drawer units with work surfaces above and tiled splashback, double stainless steel sink with single drainer, strip light, radiator, gas cooker, power points and 13amp socket, thermoplastic floor covering.

**Stairs to the:-**

#### Second Floor

**Landing** - central heating thermostat, airing cupboard and boiler.

**Bedroom One 2.78m x 5.54m** a large corner room with windows on two walls, with built-in cupboard, pendant light, radiator, power points.

**Bedroom Two 2.57m x 3.58m** with pendant light, radiator and power points.

**Bathroom/ WC 2.05 m x 1.62m** with panelled bath, WC with dual flush cistern, pedestal basin, radiator, sealed light unit and shaver point.

**Services** Mains gas, water, electricity and drainage connections. There is a conventional water filled steel radiator heating system fed from a gas fired boiler. Smoke and carbon monoxide detectors are present.

**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. £495.00 pcm**, payable in advance by bankers standing order. A deposit equivalent to one month's rent will be sought, which will be held in accordance with Tenant's Deposit legislation.

**Outgoings.** The tenant will pay the utility charges and the Council Tax. The property is in band A with £1,276.28 is payable in 2019/2020

**Viewings and Applications.** Strictly by appointment through Eden Lettings & Management 01768 892777.

**IMMIGRATION STATUS** 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.
- d) 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.

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