



TO LET

APARTMENT 1, BARCO LODGE, PENRITH, CUMBRIA, CA11 8NA

SPACIOUS GROUND FLOOR APARTMENT CONVERSION, PROVIDING WELL THOUGHT OUT AND INTERESTING ACCOMMODATION OF A HIGH STANDARD. TWO BEDROOMS, LARGE LIVING ROOM, KITCHEN, FAMILY BATHROOM AND EN SUITE SHOWER ROOM. GAS CENTRAL HEATING. PARKING. GARDEN AREA.

RENT : £850.00 PCM

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

DESCRIPTION

The property is part of a large detached house and has been converted into a self-contained apartment of well above average standard. The apartment is offered with private parking facilities and the use of communal gardens.

LOCATION

From the centre of Penrith proceed north up Burrowgate, through Sandgate and turn right at the junction onto Benson Row. At the junction with Friargate, proceed straight on along Folly Lane for half a mile. The property is on the left side at the junction with Barco Avenue.

ACCOMMODATION

Ground Floor

Large Entrance Hall - with store cupboards, power points, radiator and telephone point.

Living Room 5.09m x 6.29m centred on a feature fireplace with over-mantle, power points, telephone point and TV point.

Kitchen 5.21m x 3.57m - with shaker style wall and base cupboard units, built-in fridge freezer, built-in dishwasher, glass electric hob, electric oven, radiator and power points.

Bathroom/WC 2.35m x 2.22m - with bathroom, vanity unit basin, and WC. Chrome ladder towel rail.

Bedroom One 4.08m x 3.50m - with power points, double radiator, pendant light.

En Suite Shower/WC - walk-in shower cubicle, WC, vanity unit basin, chrome heated towel rail.

Bedroom Two 4.15m x 3.12m - with pendant light, power points, radiator.

SERVICES

The property has mains gas, water, electricity and foul drainage connections. It is fully double-glazed.

OUTGOINGS

The successful applicant will be responsible for paying all outgoing and the Council Tax, the property is in Band B and £1,488.98 is payable in 2019/20.

LEASE

The property is offered for an initial term of 6 months on an Assured Shorthold Tenancy Agreement, which may be renewed or extended by agreement.

RENT

£850.00 per calendar month clear of all deductions payable by bankers' standing order in advance.

DEPOSIT

The tenant will be required to make a deposit equivalent to one month's rent, which will be held in accordance with deposit protection legislation.

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.

VIEWING

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

GENERAL CONDITIONS

EL & M 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 EL & M 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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