

**WILKES
GREEN
HILL**

Residential & Commercial
Estate Agents
Letting Agents

3 Robertshaw Yard Brougham Street, Penrith, Cumbria, CA11 9FG



- **New Property in Small Development**
- **Open Plan Kitchen + Living Room**
- **1 Double Bedroom with Built in Cupboards + Study / Store Room**
- **Electric Heating + Double Glazing**
- **Communal Drying Area + Bin Store**
- **Resident Permit Street Parking**
- **NoPets EPC Rate D Available March 2019**

PCM £480 PCM

Small development one of 4 situated off Brougham Street, offering Open Plan Living room/Kitchen, a Double Bedroom, Walk in Store/Utility Room and Shower Room. The property has the benefit of Double Glazing and Electric Heating, Outside there is a communal drying area and a bin store. Resident street permit parking available. No pets. PC Rate D.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout. Follow the road around the left and right hand bends and fork right into Howard Street. Turn right into Cross Street and left into Brougham Street, Robertshaw Yard is through a pedestrian archway on the left.

On foot follow the direction as before but after the second mini roundabout, Brougham Street is the second on the right. and Robertshaw yard is through the pedestrian archway on the right.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. The council tax is band A

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Fees

On signing the tenancy agreement you will be required to pay:

Rent £480.00

Refundable tenancy deposit: £550.00

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent

which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:
A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

ACCOMODATION

Entrance

Through a uPVC door to the

Open Plan Living Room + Kitchen

With fitted carpet and having a uPVC double glazed window to the front with Venetian blind and curtain pole. There is a panel wall heater, a cupboard housing the electric meter. A door gives access to an under stair cupboard.



Kitchen Area 14'4 x 14'3 (4.37m x 4.34m)

Fitted with a range of base and wall units and a stainless steel sink. There is a built in electric oven and hob and a dark worksurface incorporating a stainless steel sink. There is space for an under surface fridge and lino flooring.



First Floor - Landing

With loft access and a smoke alarm.

Bedroom One

With a fitted carpet and having built in wardrobes and shelving, ceiling light and curtain pole. There is Roman blind, curtain pole and and electric panel heater. A door gives access to the



Store Room/Utility Room 6'7 x 4'3 (2.01m x 1.30m)

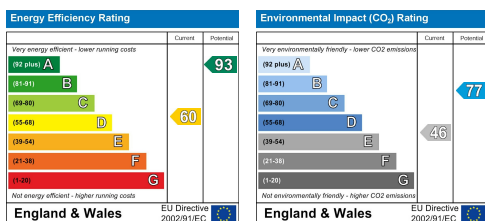
With work surface to two sides and plumbing for a washing machine. A tumble dryer is allowed by prior negotiation only.



Shower Room 12'3 x 13'1 (3.73m x 3.99m)

Having a WC,, wash basin and shower enclosure with mains fed shower over. There is a mirror with light, spot lights, heated towel rail and a double glazed window. Lino flooring.





Email - welcome@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

