



TO LET

5A Middlegate, Penrith, Cumbria, CA11 7PG

- **Three bedroom maisonette to let, conveniently located in Penrith town centre.**
- **3 bedrooms, bathroom, sitting room, kitchen and separate WC.**
- **Private car parking space.**
- **£700 per calendar month**

LOCATION

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Middlegate is the town's principal shopping thoroughfare with the property being opposite the junction of Middlegate with Burrowgate and within walking distance to all local amenities.

DESCRIPTION

The property provides an attractive and well-presented residential maisonette being part of a listed building and positioned within the heart of Penrith town centre. Briefly, the property includes 3 bedrooms, bathroom, sitting room, kitchen and separate WC with a private parking space within a rear enclosed yard. The property extends to the following accommodation:

On the first floor:

Entrance hall with single glazed windows, door to sitting room, bedroom 3, WC, understairs cupboard and stairs to the half landing and kitchen.

Sitting room (4.02m x 4.11m) with carpeted floors, single glazed traditional sash windows, open fire (not in use), radiator and TV point.

Bedroom 3 (2.44m x 4.16m max) with carpeted floors, traditional fire place (not in use), single glazed traditional sash window and radiator.

Downstairs WC has wash hand basin, low level WC and traditional single glazed window.

On the half landing:

Kitchen (4.08 x 3.65 max) with vinyl flooring, wall and floor mounted units, complimentary work surfaces with sink and drainer, electric hob and integrated cooker, a single glazed window, wall mounted gas-fed combination boiler, plumbing for washing machine and incorporating a large understairs storage cupboard and pantry.

On the first floor:

Landing with storage cupboard and carpeted floors.

Bedroom 1 (5.22m x 4.08m) with carpeted floors, two single glazed traditional windows and radiator.

Bedroom 2 (2.49m x 4.16m) with carpeted floors, single glazed traditional window and radiator.

Split level first floor landing:

Bathroom (3.89m x 2.36m) with suite comprising bath with shower over, WC, wash hand basin, radiator, extractor fan and a single glazed traditional sash window.

The property provides spacious and comfortable living space which is carpeted throughout with newly painted walls and benefitting from gas central heating and a number of built-in storage cupboards. There is also a private dedicated parking space to the rear yard.

SERVICES

Mains electricity, mains water, mains drainage, and gas central heating.

The tenant to be responsible for all other outgoing in relation to the service supplies in addition to the rent.

COUNCIL TAX

According to the Valuation Office Website, the property is contained within Band B. Prospective tenants should check the exact Council Tax payable directly with Eden District Council, telephone 01768 817817.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating is D. A copy of the Energy Performance Certificate can be downloaded from the Edwin Thompson website.

RENT

The property is to be let on an Assured Shorthold Tenancy at a rental of £700 per calendar month on an unfurnished basis.

DEPOSIT

A deposit of £700 will be payable at the onset of the Tenancy.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.

TENANCY AGREEMENT

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

APPLICATIONS

Application forms are available from this office. The successful applicant will be required to provide a holding deposit equivalent to 1 weeks rent of £160. This will be non refundable if the tenant withdraws their application.

All applicants **must** be over the age of 18.

NOTES

Non smokers
Strictly no pets

Tenant Fees- Permitted fees:

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposit (a maximum of 1 week's rent)

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above)

Payments to change a tenancy agreement eg. change of sharer - £50 or, if higher, any reasonable costs incurred.

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs)

Utilities, communication services (eg. telephone, broadband), TV licence and council tax

Interest payments for the late payment of rent - 3% above Bank of England's annual percentage rate.

Cost incurred for replacement of lost keys or other security devices

Contractual damages in the event of the tenant's default of a tenancy agreement

and

Any other permitted payments under the Tenant Fees Act 2019

Edwin Thompson LLP is a member of RICS which has a client money protection scheme and is also a member of The Property Redress Scheme which is a redress scheme. You can find out more details on the agent's website: www.edwinthompson.co.uk or by contacting the agent directly on 017687 72988.

