



1 Bed, First Floor Flat

Available Immediately

Popular Residential Development

Undercover Parking

Close To City Centre

EPC rating 'C'



21 Higginson Mill Denton Mill Close
Carlisle, CA2 5NZ

Rent £525 PCM
Deposit £605

Newly decorated, and newly furnished Spacious 1 bedroom flat. Located in the heart of Denton Mill. Large bedroom, with scenic views, overlooking the private communal gardens. Large Living room, with dining area. Both rooms contain blissful greenery views of Denton grounds. The spacious property is accessed through the main entrance with secure entry phone system. Inside, the property briefly comprises: entrance hallway with doors Living Room, Bathroom, storage cupboard and double Bedroom. The living / dining room has exposed period feature brickwork and large window. The Kitchen is open plan off the living area and offers a fitted kitchen with wall and base units, complimentary worktops, washing machine, fridge and freezer. The double bedroom features exposed brickwork and large window. The Bathroom has cushion flooring and 4-piece suite featuring wash basin on vanity unit, WC, shower cubicle and bath. Covered designated parking in the adjacent garage facility. Available immediately subject to references and contract.

Hall 14' 5" x 6' 11" (4.40m x 2.10m)

Entrance from communal hallway. Spacious hall with doors leading to bedroom, living room and bathroom and walk-in storage cupboard. Laminate flooring.

Living / Dining Room 18' 10" x 10' 10" (5.75m x 3.31m) + 9' 2" x 6' 8" (2.79m x 2.02m)

Open plan living and dining area with feature exposed brickwork, large window and high ceilings creating an airy feel. Laminate flooring. Doorway to Kitchen.

Kitchen 9' 10" x 8' 8" (2.99m x 2.63m)

Fitted Kitchen with a range of floor and wall units. Complimentary worktops with inset sink. Built in oven and hob with extractor overhead. Fridge freezer, Washing machine. Laminate flooring.

Bedroom 1 17' 8" x 9' 1" (5.38m x 2.78m)

Double bedroom. Exposed brickwork feature with large window, and high ceiling. Laminate floor

Bathroom 12' 2" x 6' 2" (3.72m x 1.89m)

4 Piece suite comprising pedestal mounted wash basin, bath, WC and separate shower enclosure. Laminate flooring.

Walk in cupboard 6' 2" x 6' 6" (1.88m x 1.98m)

Walk in storage cupboard housing water tank and shelving.

Outside

Underground parking communal gardens

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy performance certificate (EPC)

Flat 21 Higginson Mill Denton Mill Close CARLISLE CA2 5NZ	Energy rating C	Valid until: 18 August 2032 <hr/> Certificate number: 6232-5528-3100-0071-9292
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Property type	Mid-floor flat
Total floor area	68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		