



**First Floor Furnished Flat**

**Two Double Bedrooms**

**Viewing Highly Recommended**

**Popular Denton Holme Area**

**Local Amenities Close By**

**Council Tax Band 'A'**



**12, Norfolk Court Norfolk Street**  
Carlisle, CA2 5JD

**Monthly Rental Of**  
**£480**

Viewing highly recommended for this well-presented, furnished, 2 bed first floor flat. Situated on Norfolk Street in the ever-popular Denton Holme area there are range of local amenities close-by including leisure facilities, convenience stores, church, bowling club and next to St James' Park. Walking distance to Carlisle City Centre and near regular bus route. The property briefly comprises: Hallway with laminate flooring, large Living Room, fitted kitchen / breakfast room, 2 double bedrooms and modern bathroom with 3-piece bath suite. Access from Norfolk St is via a communal front door, stairs and landing which is shared with one other flat. The property is offered furnished. Allocated off street parking. Double Glazing.

**Hallway** 11' 10" x 4' 0" (3.61m x 1.23m) + 3' 3" x 2' 8" (1.0m x 0.82m)

Entrance via front door from communal landing to L-shaped hallway with doors to Living Room, Bathroom and both bedrooms. Loft hatch. Coat hooks. Laminate flooring.

**Living Room** 17' 8" x 12' 1" (5.38m x 3.68m)

Spacious Living Room with views over Norfolk Street. Door to Kitchen. Laminate flooring.

**Kitchen/Breakfast Room** 11' 10" x 9' 10" (3.60m x 2.99m)

Fitted Kitchen with a range of floor and wall units. Complimentary worktops with tiled splashbacks. Integrated stainless steel sink, oven and hob. Washing machine and fridge/freezer. Space for table and chairs. Laminate floor.

**Bedroom 1** 11' 9" x 8' 9" (3.57m x 2.67m)

Double bedroom with laminate flooring.

**Bedroom 2** 11' 1" x 8' 10" (3.38m x 2.70m)

Double bedroom with laminate flooring.

**Bathroom** 7' 10" x 5' 9" (2.38m x 1.76m)

Modern bathroom with 3-piece suite comprising pedestal mounted sink, WC and P-shaped bath with glass shower screen. Cushion flooring. Airing cupboard. Towel radiator. Extractor fan.

### 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

12, Norfolk Court, Norfolk Street, CARLISLE, CA2 5JD

**Dwelling type:** Top-floor flat  
**Date of assessment:** 28 March 2018  
**Date of certificate:** 28 March 2018  
**Reference number:** 0654-2878-7978-9128-7325  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 60 m<sup>2</sup>

## Use this document to:

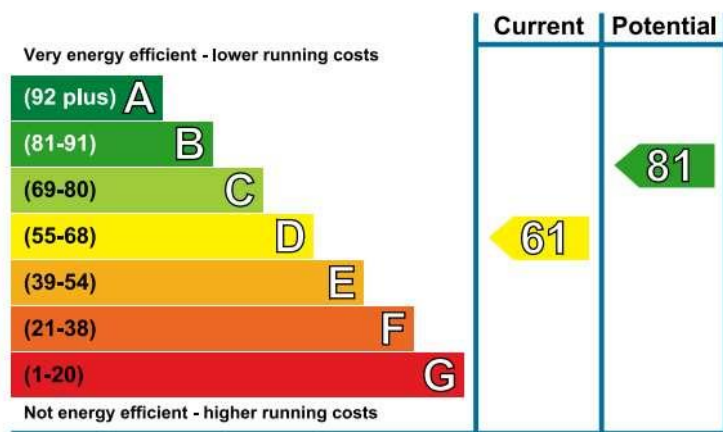
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,613</b>
<b>Over 3 years you could save</b>	<b>£ 1,341</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 2,010 over 3 years	£ 738 over 3 years	
Hot Water	£ 453 over 3 years	£ 384 over 3 years	
<b>Totals</b>	<b>£ 2,613</b>	<b>£ 1,272</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 219
2 Internal or external wall insulation	£4,000 - £14,000	£ 942
3 High heat retention storage heaters	£1,200 - £1,800	£ 111

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.