

**WILKES  
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Residential & Commercial  
Estate Agents  
Letting Agents

## **Apartment 1, 3 Queen Street, Penrith, Cumbria, CA11 7XD**



- **Newly Refurbished Ground Floor Flat**
- **Town Centre Location**
- **Open Plan Kitchen Living Room**
- **1 Bedroom + Shower Room**
- **Shared Yard + Bin Store**
- **EPC Rate D**
- **Sorry No Pets**

**PCM £480 PCM**

## **Location**

The apartment is situated on Queen Street in the centre of town

## **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. 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. Whilst the council tax band is yet to be assessed we anticipate it is likely be band A or B

## **Fees**

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

Rent £480

Refundable tenancy deposit: £550

### **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)

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## **ACCOMMODATION**

Accessed via a shared hallway with access to the shared yard

### **Hall**

Having an electric panel heater and a door leading out to the shared yard.

**Open Plan Living/Kitchen 22'5 x 10'7 (6.83m x 3.23m)**

The kitchen is fitted with base units and work surface incorporating a stainless steel sink with mixer taps and a tiled splash back. There is an electric cooker with extarctor hood above, an upright fridge freezer and plumbing for a washing machine



The living area has a modern electric panel wall heater and an fireplace with an electric flame effect stove. Windows, with Venetian blinds face to two sides and there is a TV/satellite point.



**Bedroom 8'8 x 8'7 + 3'11 x 7'9 (2.64m x 2.62m + 1.19m x 2.36m)**

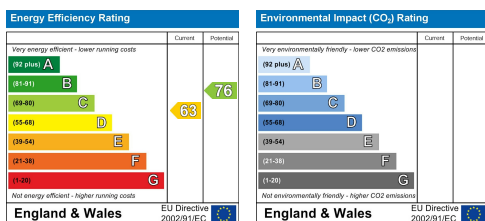
Having a window, with Venetian blind to one side and a modern electric panel wall heater



**Shower Room 6'4 x 6' (1.93m x 1.83m)**

Fitted with a white toilet and wash basin with a quadrant shower enclosure with a Triton electric shower. There is a heated towel rail, an extractor fan and a uPVC double glazed window.





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