

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **8 Princes Court, Rowcliffe Lane, Penrith, CA11 7BJ**



- **Spacious and Characterful 2 Storey First Floor Apartment**
- **Convenient Location in Penrith Town Centre**
- **Large Living Room + Kitchen**
- **2 Bedrooms + Shower Room**
- **Gas Central Heating + uPVC Double Glazing**
- **Permit Parking Via the Council (subject to availability)**
- **Council Tax Band - B. EPC Rate - D**

**PCM £695 PCM**

This Grade II listed former warehouse was converted in the mid 1990's to create an interesting courtyard of apartments above a restaurant. The accommodation comprises: Entrance Hall, Living Room, Kitchen, Shower Room and 2 Bedrooms. The property has the benefit of gas central heating and uPVC double glazing

### **Location**

Princes Court is centrally located in Penrith, above Woodstone restaurant. The access to the apartment is off Rowcliffe Lane

### **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 17,000 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, gas and electricity are connected to the property. Council Tax Band B

### **Fees**

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

Rent £695

Refundable tenancy deposit: £800

#### **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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### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **ACCOMMODATION**

The entrance is to the first floor across a shared gantry with a panelled door to the;

## Hall

A wall mounted Baxi condensing Combi boiler provides the hot water and central heating. There is a double radiator and stairs to the first floor.

## Landing

An arched double glazed window throws natural light into the centre of the apartment. There is a double radiator, stairs to the second floor and panel doors off to the shower room and living room.



## Living Room

Having two arched PVC double glazed windows, exposed beams to the ceiling and a feature Adam style fireplace. There are two double radiators, a satellite lead and a telephone point. A panel door opens to the;



## Kitchen

Fitted with modern, wood effect units and a wood effect worksurface incorporating a stainless steel single drainer and mixer tap. There is a built-in electric oven and ceramic hob with glass splashback and a cooker hood, plumbing for a washing machine and space for an under counter fridge. There is an exposed beam to the ceiling and a double radiator.





### **Shower Room**

Fitted with a toilet, a wash basin on a wash stand with cupboard below and a large shower enclosure with marine board to 2 sides and a mains fed shower with rainwater head. There is a shaver socket and extractor fan.

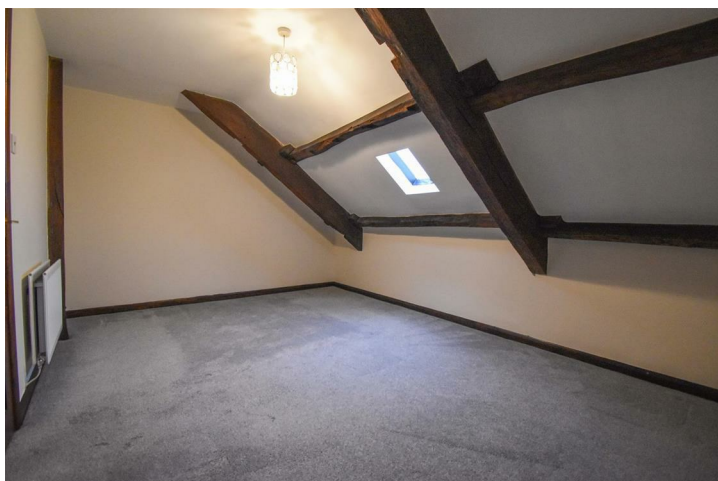


### **Second Floor - Landing**

With panel doors off.

### **Bedroom One**

The ceiling is sloped with exposed roof timbers and a double glazed Velux window. There is a double radiator.



### **Bedroom Two**

The ceiling is sloped with exposed roof timbers and a double glazed Velux window. There is a double radiator.

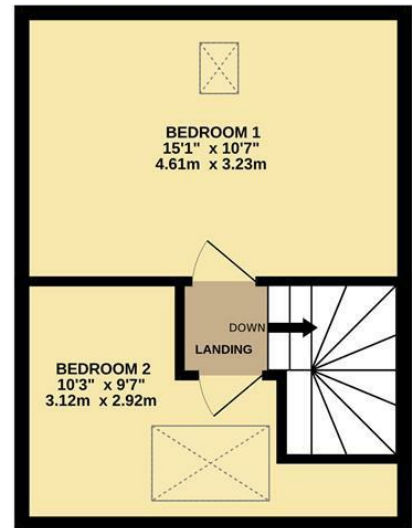
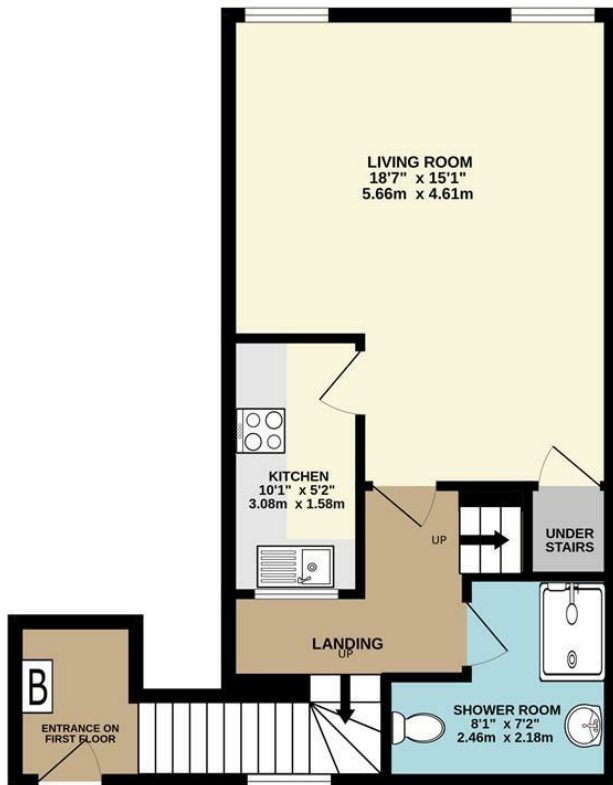


### **Outside**

The property is in a permit parking zone and a permit should be applied for through Westmoreland and Furness Council and is subject to approval and availability.

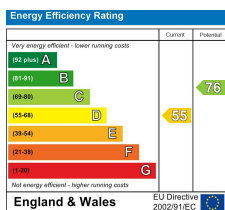
SECOND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

THIRD FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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