

1 Robertshaw Yard Brougham Street, Penrith, Cumbria, CA11 9FG



- **One Up One Down Cottage in a Courtyard**
- **Convenient Location for Penrith Town Centre**
- **Open Plan Living Room and Kitchen**
- **Bedroom, Shower Room and Attic Storage**
- **Electric Heating + uPVC Double Glazing**
- **Communal Yard with Drying Area and Bin Store**
- **Street Permit Parking Available**
- **EPC Rate - D. Council Tax Band - A**

PCM £525 PCM

Located in a small development off Brougham Street, open plan kitchen living room, one double bedroom, shower room, converted attic space for office use only. The property has upvc double glazing and electric heaters. Street permit parking available. EPC Rate C, Council Tax Band A. Sorry no pets.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout. Follow the road around the left and right hand bends and fork right into Howard Street. Turn right into Cross Street and left into Brougham Street, Robertshaw Yard is through a pedestrian archway on the left.

On foot follow the direction as before but after the second mini roundabout, Brougham Street is the second on the right. and Robertshaw yard is through the pedestrian archway on the right

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A1 and the main West coast railway line. There is a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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.

Fees

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

Rent £525

Refundable tenancy deposit: £605

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

Entrance

Through a uPVC double glazed door to the;

Open Plan Kitchen Living room 13'5 x 12'11 (4.09m x 3.94m)

The kitchen area is fitted base and wall units having a granite effect work surface incorporating a stainless steel single drainer sink and a tiled splash back. There is a built in electric oven and hob with a cooker hood, plumbing for a washing machine and space for a fridge. Tiled floor



Stairs lead to the first floor with a cupboard below. A uPVC double glazed window faces to the front and there is an electric programmable wall heater, a TV point, a telephone point and a satellite point.



First Floor - Landing

With doors off and access with a folding loft ladder the boarded attic space which has a Velux window, telephone points and also houses the pressurised hot water cylinder.

Bedroom One 9'10 x 8'2 (3.00m x 2.49m)

Having a uPVC double glazed window, a panel wall heater, a built in cupboard over stair well and built in wardrobe providing hanging and shelf space.



ShowerRoom 6'6 x 4'10 (1.98m x 1.47m)

Fitted with a toilet, a wash basin and a corner shower cabinet, tiled to two sides with a mains fed shower. The floor is tiled and there is a heated towel rail, a shaver socket/light and an extractor fan.

**Outside**

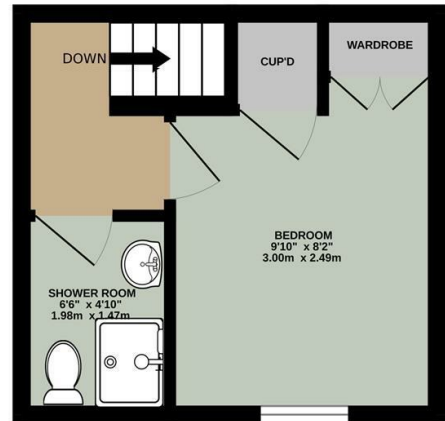
To the front of the cottage is a communal yard, pedestrian access only, with a drying area and a bin store.

Street permit parking available through Westmorland and Furness Council.

GROUND FLOOR
177 sq.ft. (16.5 sq.m.) approx.

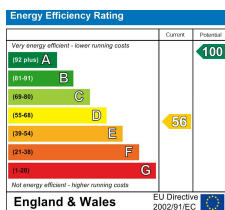


1ST FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 348 sq.ft. (32.4 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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