





1 Mountain View, Penrith Road - CA12 4LJ

£1,200 pcm Freehold

EPC Rating C • Tenancy managed by Grisdales • Unfurnished • Damage Deposit £ • Holding Deposit £ • Available Now • To apply, complete a tenancy application form via our website • Beautifully appointed two bedroomed ground and basement apartment. • Off road parking for two cars. Convenient location to town centre, Lake District & A66

GRISDALES
PROPERTY SERVICES



Welcome to your lovely new home! Recently converted to a high specification from a three storey semi-detached house this impressive ground and basement duplex apartment offers stylish, modern living with plenty of space to enjoy. Set on the edge of town yet conveniently located for local amenities, the A66 and surrounding employment centres, it's ideally placed for an easy commute and everyday convenience.

Arranged over two floors, the apartment features two generous double bedrooms, a contemporary bathroom and a superb open-plan lounge and kitchen that forms the heart of the home. The kitchen is particularly appealing, being both practical and well fitted, with ample room for dining and entertaining. Easy to maintain and ready to move straight into, the property also benefits from parking for two cars, with one space to the front and another to the rear. A fantastic opportunity to secure a spacious, modern home in a great location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







WHAT YOU NEED TO KNOW
Gas heating and double glazing

DIRECTIONS
W3W///replying.outer.reflector The property is located on Penrith Road. Proceed out of the town passing the petrol station and the turn to The Forge which is on the left. As you go up the hill the property is on the left and it adjoins the bed and breakfast called The Craglands. Turn into the driveway and there is parking for one car on the front or further parking to the rear. If you get to the junction for The Hawthorns you have gone too far.

HOW TO APPLY
Please complete the Tenancy Application Form via the Grisdales website to register your interest. We will then refer your application to the landlord. Applicants the landlord wishes to consider further will be invited to view the property and may be subject to referencing.

LOBBY
Accessed via a composite door into an inner lobby with Inset foot mat and door into inner hallway with stairs to the lower floor.

LOUNGE
15' 10" x 12' 11" (4.82m x 3.93m)
Lounge with large bay window to the front and window to the side. Opening into the kitchen.

KITCHEN
13' 9" x 12' 2" (4.18m x 3.71m)
Fitted with a comprehensive range of base and wall units







You can include any text here. The text can be modified upon generating your brochure.



Grisdales Estate Agents

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