



## **Apartment 2, 30 Clifford Street Appleby in Westmorland CA16 6TS**

An excellent 1 bedroom first floor flat with secure communal entrance, integrated kitchen appliances, uPVC double glazing and electric heating. The communal areas benefit from automatic lighting, fire alarm system and extinguishers fitted.

Conveniently located within walking distance of train station.

**Rent: £550 per calendar month**

## What3Words

<https://what3words.com/leaps.cleanest.printouts>

## Ground Floor

Secure gated communal entrance with access from Belle Vue Road with bin store.

Communal entrance hall and stairs.

## First Floor

### Entrance Hall

Built in cupboard with plumbing for washing machine, hot water cylinder, smoke alarm, ceiling light fitting, electric heater.

### Open Plan Living Room & Kitchen

6.57m x 3.94m. Windows to front and side elevations, fitted base and wall units, worktops with single drainer stainless steel sink unit, integrated hob with extractor above, integrated oven and grill, dishwasher, fridge and freezer, laminate floor covering to kitchen area, spotlight fittings, smoke detector, electric wall heater.



Electric flame effect fire, carpet floor covering to living area, electric heater, telephone point, television aerial socket entry telephone, ceiling light fittings.



## Bedroom

4.24m x 3.15m. Double bedroom with ceiling light fitting, electric heater, smoke detector.



## Shower Room

1.83m x 1.77m. WC, wash hand basin, shower cubicle with mains shower, tiled shower cubicle and floor, timber panelled walls, mirrored wall cabinet, heated towel rail, window to rear elevation, toilet roll holder.



## Services

The property benefits from mains water, electricity and drainage.

## Council Tax

The property is scheduled in Band A, payable to Westmorland in Furness.

## Rent & Deposit

The rent is £550 per calendar month, payable in advance by standing order. A deposit of £550 is also required.

## Energy Performance Certificate

The apartment has a rating of Band C.

## Material Information

The property is of standard construction. We understand that broadband and mobile reception is available, for an indication of speeds and supply please refer to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.