



Apartment 3, 30 Clifford Street Appleby in Westmorland CA16 6TS

An excellent 1 bedroom second 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 & First Floor

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

Communal entrance hall and stairs.

Second Floor

Private Stairs & Landing

Built in cupboard with plumbing for washing machine. Velux window. Built in cupboard with hot water cylinder and shelves.

Entrance Hall

Smoke alarm, ceiling light fitting.

Open Plan Living Room & Kitchen



6.24m x 3.71m. Fitted base and wall units, worktops with single drainer stainless steel sink unit, integrated hob with extractor above, integrated oven, dishwasher, fridge and freezer, breakfast bar, laminate floor, spotlight fittings and ceiling light fittings, windows to front and side elevation, electric heater, entry telephone, telephone point, television aerial socket.



Bedroom

4.27m x 3.43m. Velux window and window to side elevation, spotlight fittings, electric heater, loft access hatch, smoke detector, exposed beams, television aerial socket.



Shower Room

1.54m x 2.17m. WC, wash hand basin, shower cubicle with mains shower, laminate floor, wall mirror tiled walls, heated towel rail, Velux window.



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>.