

### **\$825 – Professional 1-bedroom + office apartment (3 blocks from Penn State)**

Unfurnished one bedroom apartment available, attached to single family home in residential area. Apartment is approximately 500 ft<sup>2</sup> and features: a private exterior entrance; living room; newly remodeled galley kitchen with stainless steel appliances and added wall-mounted, fold-down counter space; counter height bar with two chairs; full bath with recently remodeled white subway tile; bedroom; office/den space; several closets; hardwood, laminate, and tile flooring throughout; and use of the fully fenced backyard space. The apartment is located three blocks from Penn State on North Atherton Street in State College Borough, and is a 5 minute walk to the Nittany Lion Inn, 10 minute walk to Giant Food Center on North Atherton, and two minute walk to the N, V, and W bus lines.

Utilities (heat, electricity, hot water, water, sewer) and cable & internet are shared with the main house, and costs will be appropriately split with residents. Refuse is covered the by landlord. Heating and cooling are provided by a central heat pump with high efficiency natural gas back up, hot water is provided by a central high efficiency natural gas hot water heater, and the apartment has had recent insulation upgrades for comfort and energy savings.

Laundry is available on site for no additional charge. One parking spot is available on site for no additional charge. Dogs are negotiable (must be friendly and have a track record of getting along with other dogs). Sorry, cats and other animals are not permitted. No smokers, please.

Only one (1) professional or graduate student is permitted, due to zoning restrictions.

Apartment is available July 15, 2018. A year-long lease is required; no subletting, please. Please email Sarah at [sek175@gmail.com](mailto:sek175@gmail.com) to set up a viewing and to provide references.



**Kitchen/Dining Space** (two chairs shown are included)



**Kitchen**



**Living Room (~12'x13') (prior to flooring upgrade)**





**Living Room** (prior to flooring upgrade & kitchen counter upgrade)



**Bedroom (~9'x12')**





**Bedroom**



**Office/Den (~9'x9')**



**Office/Den**



**Full Bath**





**Front Entrance**



**Back Entrance and ½ of Backyard**