



Carleton Drive | | Penrith | CA11 8HL

Price Guide £110,000



DAVID BRITTON
ESTATES

Key features

- First floor apartment
- Two bedrooms
- Living room
- Kitchen
- Bathroom
- Private parking space
- Communal gardens
- Town Centre location

Description

Superbly situated purpose built two bedrooomed first floor apartment, offered with no onward chain right in Penrith Town Centre.

This purpose-built, first-floor apartment occupies a prime position in the heart of Penrith town centre.

A shared communal entrance leads to a well-proportioned foyer, with this residence situated on the first floor alongside a companion apartment. Upon entry, a welcoming hallway provides access to the principal living spaces and private accommodation.

The living room benefits from double aspect views, offering light and airiness plus delightful vistas ideal for watching the town's bustling activity. This bright reception space creates an inviting atmosphere for relaxation or entertaining, while seamlessly connecting to the functional kitchen. The kitchen is designed for everyday practicality, providing essential appliance space and room for dining as needed.

Two generously proportioned bedrooms comprise the sleeping accommodation, each offering comfortable proportions suitable for a variety of layouts and furnishings. A well-appointed bathroom completes the internal arrangement, presenting a practical, tidy space for daily use. Outside, residents enjoy a low-maintenance communal garden and drying area, contributing to a tranquil outdoor environment without demanding upkeep. A private parking space is included, delivering convenient, secure off-street parking in a central location.

Positioned within Penrith town centre, this property grants effortless access to an array of amenities, including shops, eateries, leisure facilities, and transport links. The proximity to the town's vibrant hubs ensures that daily necessities, entertainment, and cultural experiences are all within easy reach, while still benefiting from the comfort and security of a purpose-built building.

This apartment presents an excellent opportunity for buyers seeking a central, low-maintenance home with practical living spaces, private parking, and the convenience of urban amenities on the doorstep. A well-situated residence that combines practicality with the appeal of a bustling town centre lifestyle.

Services

Mains water, mains drainage, mains electric

Service charge - £550 per annum (includes buildings

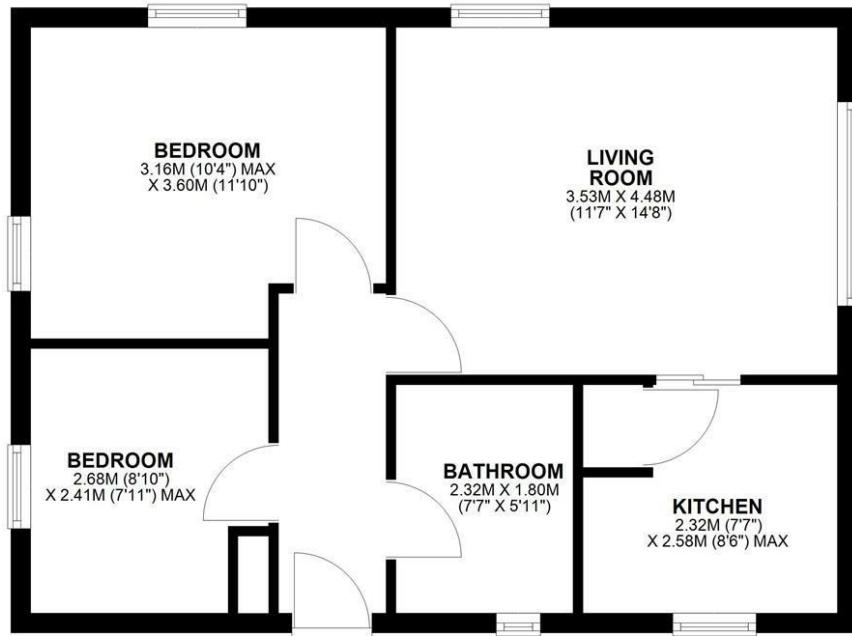




Floor plans

GROUND FLOOR

APPROX. 48.6 SQ. METRES (523.1 SQ. FEET)



TOTAL AREA: APPROX. 48.6 SQ. METRES (523.1 SQ. FEET)

All measurements and details within this floorplan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floorplan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Fixtures, fittings, services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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