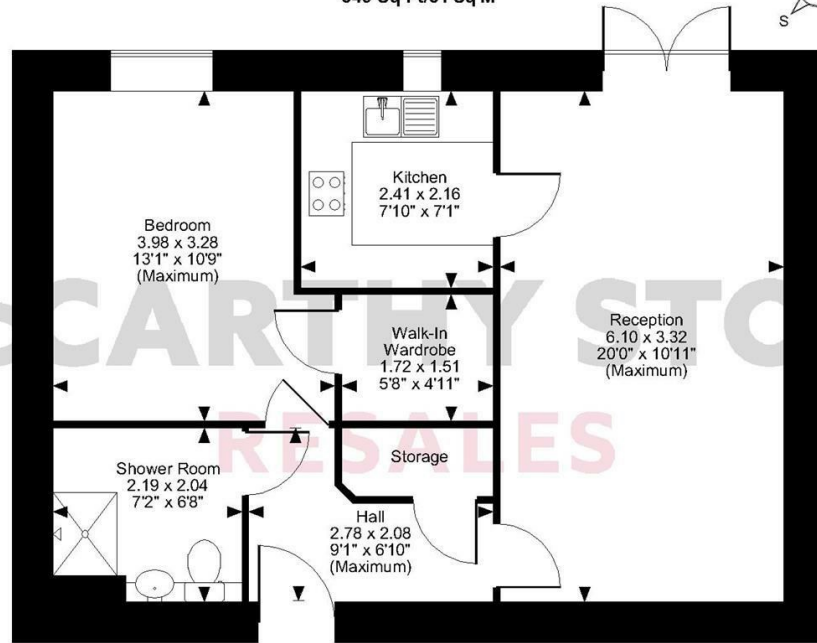


Pele Court, Friargate, Penrith  
Approximate Gross Internal Area  
549 Sq Ft/51 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 17 PELE COURT FRIARGATE, PENRITH, CA11 7XT



### COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A VERY WELL PRESENTED and SPACIOUS one bedroom apartment, located on the FIRST FLOOR of this DESIRABLE McCarthy Stone Retirement Living development, situated approximately 350 meters from the TOWN CENTRE.

**ASKING PRICE £170,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# FRIARGATE, PENRITH

## SUMMARY

Pele Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 47 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A CAR PARKING - PERMIT SCHEME APPLIES, CHECK WITH THE HOUSE MANAGER FOR AVAILABILITY. Pele Court is situated in Penrith, one of the best-known market towns in Cumbria. Situated just outside the Lake District National Park, the attractive town is the hub of the Eden Valley with a rich and vibrant history reflected in its architecture. With its quaint streets and alleyways dating back to the 13th century Penrith has a bustling shopping centre that combines the charm of tradition with the convenience of modern amenities. Penrith hosts two markets, the traditional market held every Tuesday in Great Dockray and Cornmarket and a new local farmers market every 3rd Tuesday of the month in Market square.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ENTRANCE HALL

Front door with spy hole leads to the entrance

hall - the 24-hour Apello emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

## LOUNGE

Feature wall mounted fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen. Double opening UPVC double glazed french doors leading to communal grounds and patio area.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap and window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM ONE

Benefiting from a walk-in wardrobe. UPVC double glazed window, Ceiling lights, TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

# 1 BED | £170,000

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,650.50 per annum (for financial year end 30/09/2024)

## CAR PARKING(PERMIT SCHEME) SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD INFORMATION

Lease Length: 125 years from 2015

Ground rent: £425 per annum

Ground rent review: Jan-30

Managed by: McCarthy Stone Management Services

## SERVICES

Mains water and electricity, Electric room heating, Mains drainage, Ultrafast Full Fibre Broadband

