

47 Pele Court

Friargate, Penrith, CA11 7XT



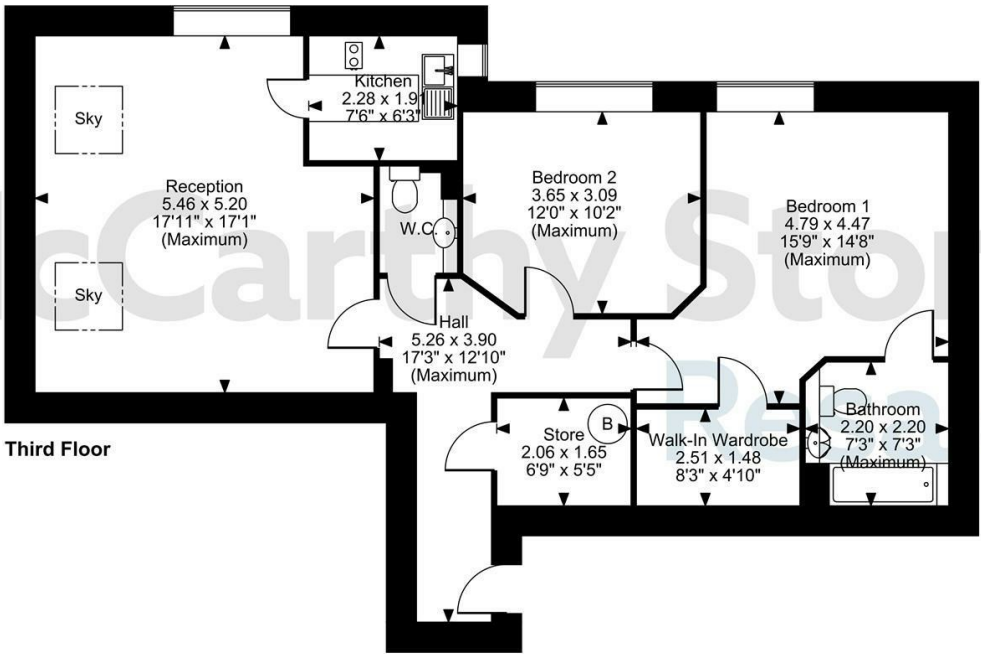
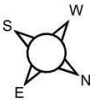
Asking price £245,000 Leasehold

A VERY WELL PRESENTED and SPACIOUS TWO BEDROOMS apartment, located on the THIRD FLOOR of this DESIRABLE McCARTHY STONE Retirement Living development, situated approximately 350 meters from the TOWN CENTRE. THREE NEW DIMPLEX HEATERS were installed in November 2023.

Call us on 0345 556 4104 to find out more.

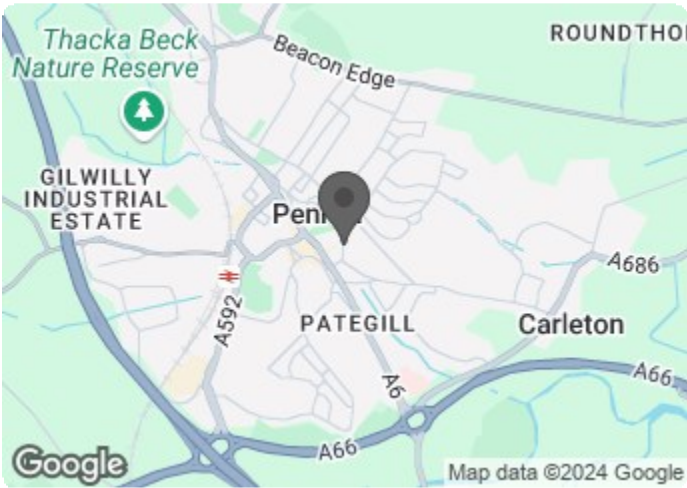
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Pele Court, Friargate, Penrith  
Approximate Gross Internal Area  
903 Sq Ft/84 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Friargate, Penrith

## The Development

Pele Court was purpose built by McCarthy & Stone for retirement living and consists of 47 one and two-bedroom retirement apartments.

For peace-of-mind, 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 also includes a Homeowners' lounge where social events take place and landscaped communal gardens. In addition, there is a guest suite for visitors who wish to stay (additional charges apply).

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

## Local Area

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.

## Entrance Hall

Front door with spy hole leads to the large entrance hall, where the 24-hour emergency response pull cord system is situated. From the hallway there is a door to a walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door



entry system with intercom. Doors lead to the living room, both bedrooms and the Guest Cloaks/WC.

## Lounge

A spacious lounge with ample space for a dining table and chairs. Large window and two sky lights allowing plenty of natural light to flood in. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of oak effect wall and base units with complimentary worksurfaces over. Inset sink with mixer tap sits below a double glazed window. Induction hob with extractor hood, and fitted integrated fridge, freezer. Under pelmet lighting and tiled floor.

## Bedroom One

A spacious double bedroom with large window allowing plenty of light. Door to a walk-in wardrobe with shelving and hanging rails. Ceiling lights, TV and phone point. Door to en-suite bathroom.

## En-suite Bathroom

Fully tiled and fitted with suite comprising; easy access walk-in bath with shower over, WC, vanity unit with sink inset and mirror above.

## Bedroom Two

Good sized second bedroom with window. Could alternatively be used as a second reception room, home office or hobby room. Ceiling lights, TV and phone point.

## Guest Cloaks/WC

Tiled and fitted with suite comprising; WC, pedestal sink and mirror above.

**Car Parking (Permit Scheme) subject to availabilit**  
Parking is by allocated space subject to availability. The



# 2 bed | £245,000

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.

## 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £4,230.12 per annum (for financial year end 30/09/2025)

## Lease Information

Lease Length: 125 years from 2015  
Ground rent: £495 per annum  
Ground rent review: Jan-30  
Managed by: McCarthy Stone Management Services

## Additional Information & Services

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

