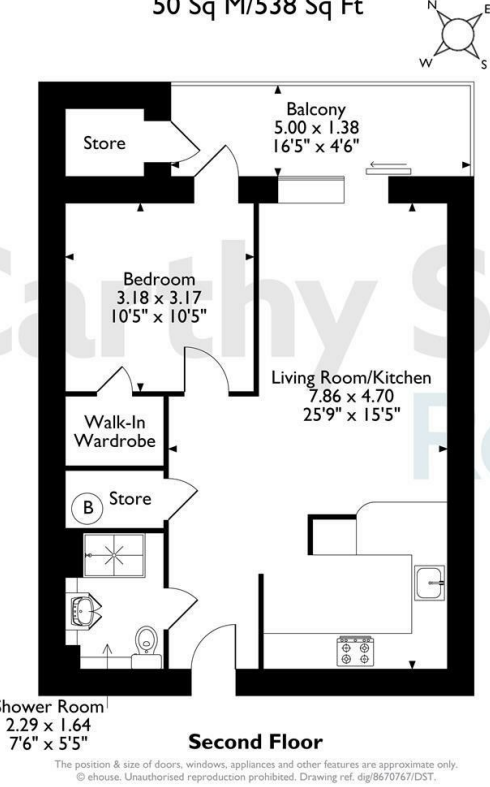
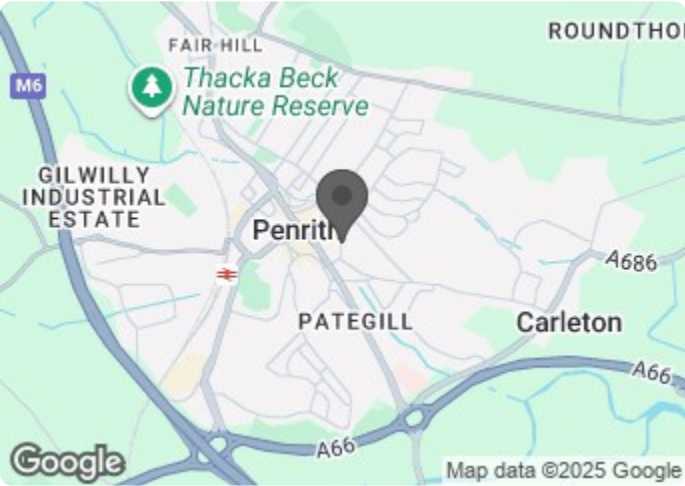


Pele Court, Apartment 40, Friargate, Penrith
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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.



40 Pele Court

Friargate, Penrith, CA11 7XT



Asking price £180,000 Leasehold

A ONE BEDROOM open plan layout apartment with WALK OUT BALCONY located on the SECOND FLOOR with COURTYARD VIEW.

Pele Court is a MCCARTHY STONE retirement living development located just 350 meters from the TOWN CENTRE with a visiting house manager and homeowners communal lounge.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Pele Court, Friargate, Penrith

Pele Court

Pele Court was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 47 one and two-bedroom retirement apartments for the over 60s. House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge and coffee lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). A car parking – permit scheme applies, please check with the House Manager for availability.

Local Area

Pele Court is located 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 - the 24-hour Apello / Tunstall 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. The open plan style hallway has doors leading to the lounge, bedroom and bathroom.

Lounge

Spacious open-plan lounge offering ample room for a dining area. Featuring a large window that floods the space with natural light and incorporates a sliding door opening onto a walk-out balcony with pleasant courtyard views. TV and telephone points,



Sky/Sky+ connection point and raised electric power sockets. Open plan leads into the kitchen, with a useful breakfast bar to the lounge.

Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top woodblock design work surface. Stainless steel sink with mono lever tap and drainer. Hotpoint eye level oven with space above for a microwave, four ring ceramic hob with splashback and cooker hood. Integral fridge and freezer. Tiled floor.

Bedroom

Double bedroom with door leading onto the walk out balcony with courtyard views. Door leads to a walk in wardrobe providing useful storage with rails and shelving. TV, phone and raised height power points.

Shower room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Car Parking Permit Scheme

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.

Service Charge

- House Manager
- 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



1 Bed | £180,000

Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.
Service charge £2,987.23 per annum (for financial year end 30/09/2026).
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease Length: 125 years from the 1st Jan 2015
Ground rent: £425 per annum
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

