



36 Dutton Lodge, Penrith, CA11 8FY

£211,950





36 Dutton Lodge

Penrith, CA11 8FY

- First Floor Apartment
- Private Parking
- Large Double Bedroom & Shower Room
- Located in the Heart of Penrith
- Exclusive & Highly Desirable Development
- Open Plan Living Room & Dining
- Owners Lounge & Coffee Bar
- Close to Amenities & Facilities

We are pleased to present an exclusive one-bedroom apartment within the highly sought-after Churchill Retirement Living development.

Churchill are an award-winning developer who advocate an independent lifestyle, offering quality facilities to enhance and support the lives of their residents.

Number 36 is an immaculately presented, purpose-built retirement apartment featuring an open plan living/dining room, kitchen with integrated appliances, large bedroom and shower room conveniently situated in the heart of Penrith close to amenities and facilities.

The development benefits from a lodge manager being on hand to oversee the building, landscaped gardens and free parking.



Entrance Hall

Living Room

11'11" x 23'1" (3.63m x 7.04m)

Kitchen

7'8" x 8'11" (2.34m x 2.72m)

Bedroom

9'4" x 17'6" (2.84m x 5.33m)

Shower Room

6'6" x 6'11" (1.98m x 2.11m)

Storage Room

11'3" x 3'2" (3.43 x 0.99)

Additional Information

Communal Areas

Churchill

Security & Safety



Directions

From the M6 North bound exit at Junction 40. Take the fourth exit onto the A66. At Kemplay Bank roundabout take the first exit onto Bridge Lane / A6. Continue towards the town centre before taking a left turn at the traffic lights onto Roper Street. Dutton Lodge is located on the left-hand side.





Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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