



Flat 18, Whelpdale House Roper Street, Penrith, CA11 8EU

£125,000





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# Flat 18, Whelpdale House Roper Street

Penrith, CA11 8EU

- Light and spacious living space
- Built-in storage
- Off-road parking
- Newly fitted double glazed windows
- Two double bedrooms
- Lift and stair access
- Close to Penrith town centre

Located in the heart of Penrith, 18 Whelpdale House is a bright and spacious, 1st floor apartment with lift or stair access and a shared hallway with secure entry system. The main accommodation comprises of a hallway, open plan living /dining room/ kitchen, bathroom and two double bedrooms both with built in wardrobes. Outside there is a private car park with a communal drying area and bin store. The property also has the benefit of Economy 7 heating and is fully double glazed.



## Hallway

The 'L' shaped hallway is led directly from the communal hall, the first room is the bathroom on the left, and as the corridor moves around there are built in hooks for coat and bag storage.

## Bathroom

7'8" x 4'3" (2.36 x 1.31)

White suite comprising of a bath with over head shower over and a pole for a shower curtain, a fitted sink unit with storage below, WC, ceramic tiled floor and walls and a heated towel rail.

## Bedroom 1

11'0" x 10'1" (3.37 x 3.09)

Bedroom one has double glazed windows, built in wardrobes with sliding doors and mirrored panel, a wall mounted electric heater and coving to the ceiling.

## Bedroom 2

11'3" x 10'1" (3.45 x 3.09)

Bedroom two has double glazed windows, built in wardrobes with sliding doors, a wall mounted electric heater and mirrored panel and coving to the ceiling.

## Living/Kitchen/Dining Area

14'7" x 15'0" (4.47 x 4.59)

This bright and spacious room has TV and telephone point, ample space for dining table and chairs, coving to the ceiling and wall mounted electric radiator. The kitchen has wall and base units, plenty of worktop space with single sink and drainer. There is a built in oven, hob with extractor hood over the top, ceramic tiled splash backs and tile effect flooring and space for fridge and freezer and plumbing for washing machine and there are three double glazed windows.





### Outside

Externally to the rear of the building is a shared parking area, bin store and drying area all private to the residents of Whelpdale House.

### Services

There is a lift available in the property for access to the first and second floor. Mains water, drainage, and electricity are connected to the property. Fibre optic broadband is available.

Service charge fixed annually, current fee £1,217.64 per annum. Included in the service charge is insurance of the building, upkeep of gardens, public areas, lift service and maintenance.

### Directions

From Penrith town centre, head down King Street until you see M&S on the left-hand side. Take the first left after M&S and turn right immediately after, you will then see the rear access to Whelpdale House on the right-hand side.

### Please note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

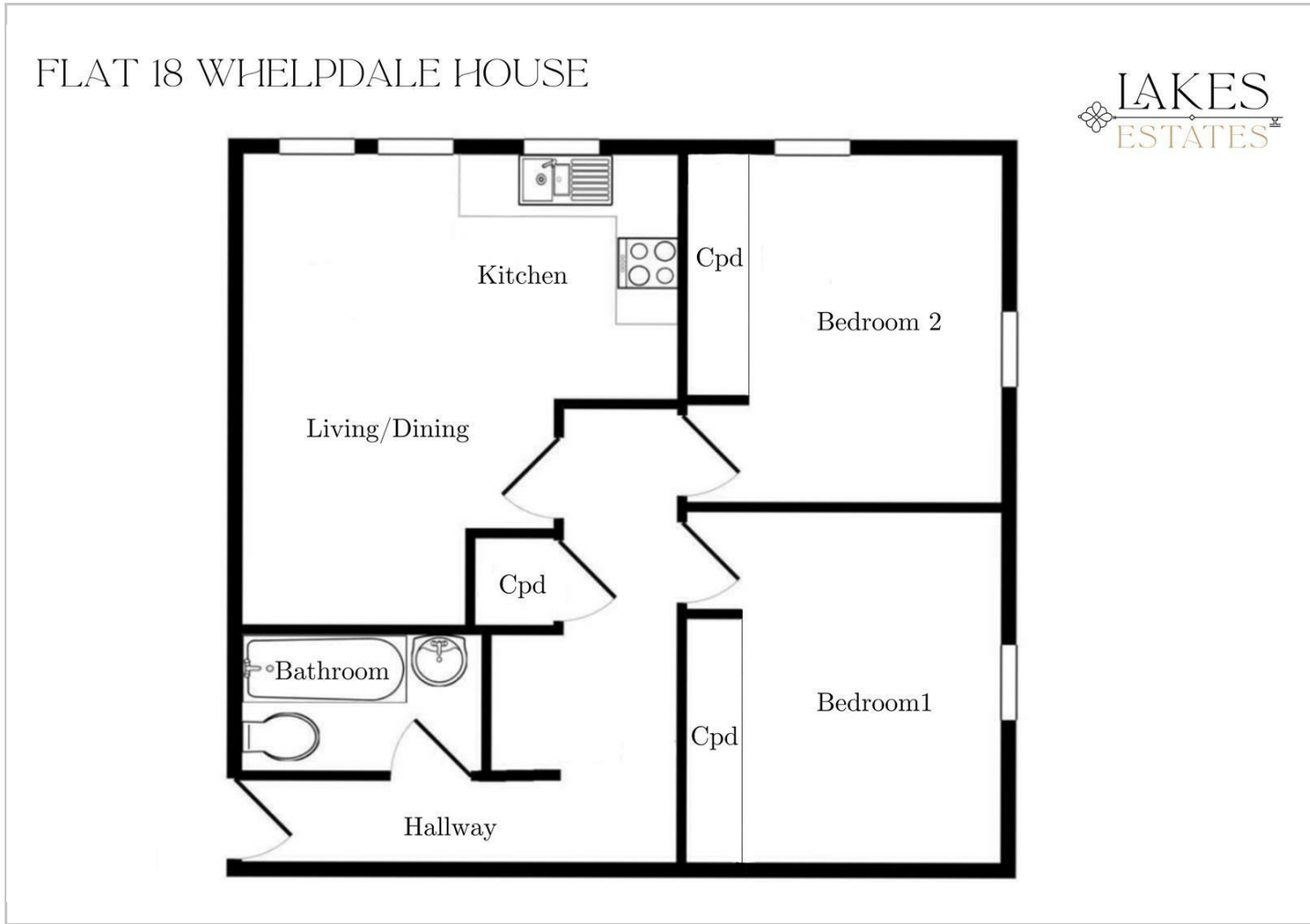
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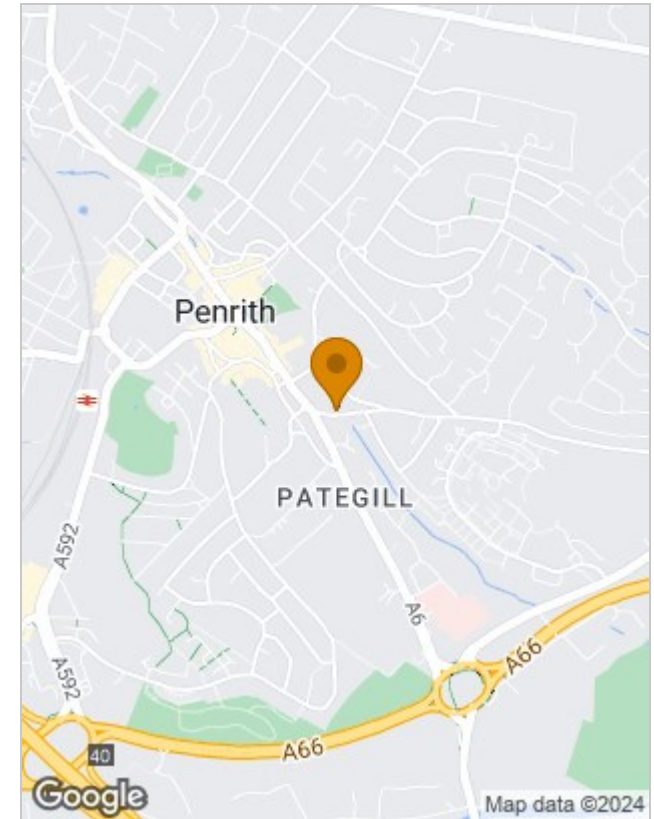




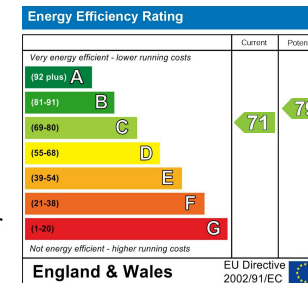
Floor Plans



Location Map



Energy Performance Graph



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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