



9 Benson Row, Penrith, CA11 7YJ

Guide price £85,000









# 9 Benson Row

Penrith, CA11 7YJ

- Ideal for First Time Buyers or Buy to Let Investors
- Located Close to Penrith Town Centre
- Found in Excellent Condition Throughout
- Light & Airy Throughout
- Offered For Sale with No Onward Chain
- Purpose Built 1 Bedroom, First Floor Apartment
- Amenities & Facilities Nearby
- Modern Bathroom & Well Designed Kitchen
- Private Parking Space
- Viewing is Essential

Situated in the heart of Penrith is this 1 bed first floor apartment. The property is found in excellent condition with a modern bathroom and open plan style kitchen / lounge. The property further benefits from a private parking space and is just a 3/4 minute walk into the heart of Penrith. Ideal for first time buyers or buy to let investors the property is offered for sale with no onward chain.



## Communal Area

The property is accessed via a communal stair case leading to the first floor. The stairs and communal areas are kept in good condition. There is a key coded door for entry.

## Hallway

There is a wall mounted door entry handset. Doors lead to the kitchen / living room, bedroom and the bathroom.

## Kitchen

8'7" x 8'2" (2.62 x 2.49)

A range of fitted wall and base units with worksurfaces and a stainless steel sink unit with mixer tap. Space for an undercounter fridge freezer, cooker and washing machine. 2 Storage cupboards. Open to the lounge.

## Lounge Diner

11'6" x 10'9" (3.53 x 3.30)

A spacious lounge which has dual uPVC double glazed windows to the rear elevation allowing lots of natural light to illuminate the space. Electric fireplace with hearth, surround and mantle. Electric panel heater.





### Bathroom

6'1" x 5'2" (1.86 x 1.59)

An attractive bathroom which has a fitted three-piece suite comprising, panelled bath with electric shower unit over and glass screen, low level w/c and a sink basin. Tiled wall coverings and towel rail. Extractor fan.

### Bedroom

8'10" x 11'0" (2.71 x 3.37)

A spacious double bedroom with a uPVC window to the rear elevation. There are built in wardrobes with mirrored fronts. Electric panel heater.

### Outside

### Services

Mains electricity, water and drainage. Electric heating and double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Directions

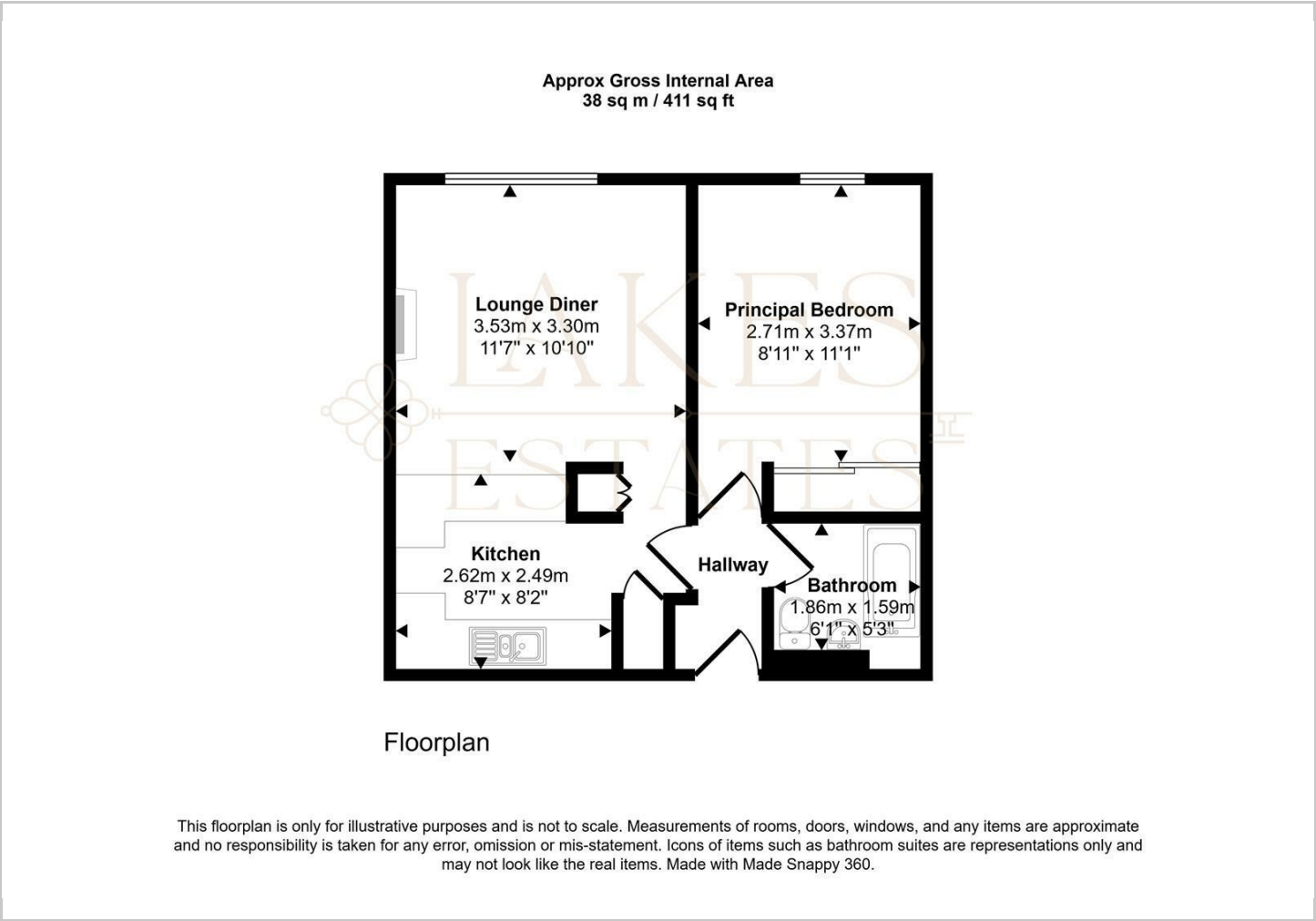
The property is located in Hutton Court on Benson Row just a couple of minutes walk from Penrith town centre.







Floor Plans



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.

Penrith,  
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Location Map



Energy Performance Graph

