



2 Brunswick Apartments, Brunswick Square

Penrith, CA11 7LP

Guide Price £95,000



- No Onward Chain
- Located Centrally within Penrith
- Spacious Living Room
- Communal Off-Road Parking
- Electric Heating & Double Glazing

- Ground Floor Apartment
- Neutrally Decorated & Well Presented Throughout
- Modern Kitchen & Shower Room
- Communal Garden Area
- EPC - C

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NO CHAIN - Located within a short walk of Penrith town centre is this neutrally decorated and very well presented one-bedroom ground floor apartment with communal off-road parking and gardens. The apartment benefits from a modern style kitchen and bathroom, spacious living room with electric fire and one bedroom. Ready for immediate occupation, a viewing is imperative to appreciate the location, condition and potential of this excellent apartment.

The accommodation, which has electric heating and double glazing throughout, briefly comprises a living/dining room, kitchen, bedroom and shower room internally. Externally there is communal off-road parking and a communal garden. EPC - C and Council Tax Band - A.

The town of Penrith is perfectly situated within central Cumbria, with an ease of access to the Lake District National Park and the North-East of England. Ullswater and Pooley Bridge are accessible within ten minutes drive with further access towards Keswick and the Northern Lakes. Within the town itself you have a wide array of amenities and transport links including independent shops, convenience stores, garages, supermarkets and restaurants. Additionally, Penrith also benefits from highly recommended schools including the Queen Elizabeth Grammar School. Penrith train station is situated on the West Coast mainline providing fast and frequent services South towards London and North towards Edinburgh.

HALLWAY

6'5" x 4'10" (1.96m x 1.47m)

Entrance door from the communal hallway, internal door to the shower room, opening to the kitchen, recessed spotlights, built-in cupboard housing the water cylinder and an additional built-in cupboard housing the consumer unit.

KITCHEN

10'11" x 4'10" (3.33m x 1.47m)

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, electric wall heater and an internal door to the living room.

LIVING ROOM

12'3" x 12'3" (3.73m x 3.73m)

Double glazed window to the rear aspect, electric wall heater, recessed spotlights and an electric fire.

BEDROOM ONE

9'1" x 7'1" (2.77m x 2.16m)

Double glazed window to the rear aspect and an electric wall heater.

BATHROOM

7'6" x 5'4" (2.29m x 1.63m)

Three piece suite comprising a WC, pedestal wash hand basin and a shower enclosure benefitting an electric shower unit. Tiled/panelled splashbacks, tiled flooring, extractor fan, spotlight lighting, electric fan heater and an obscured double glazed window.

COMMUNAL HALL

Communal entrance door from the front, internal door to Apartment 2 and individual postal boxes.

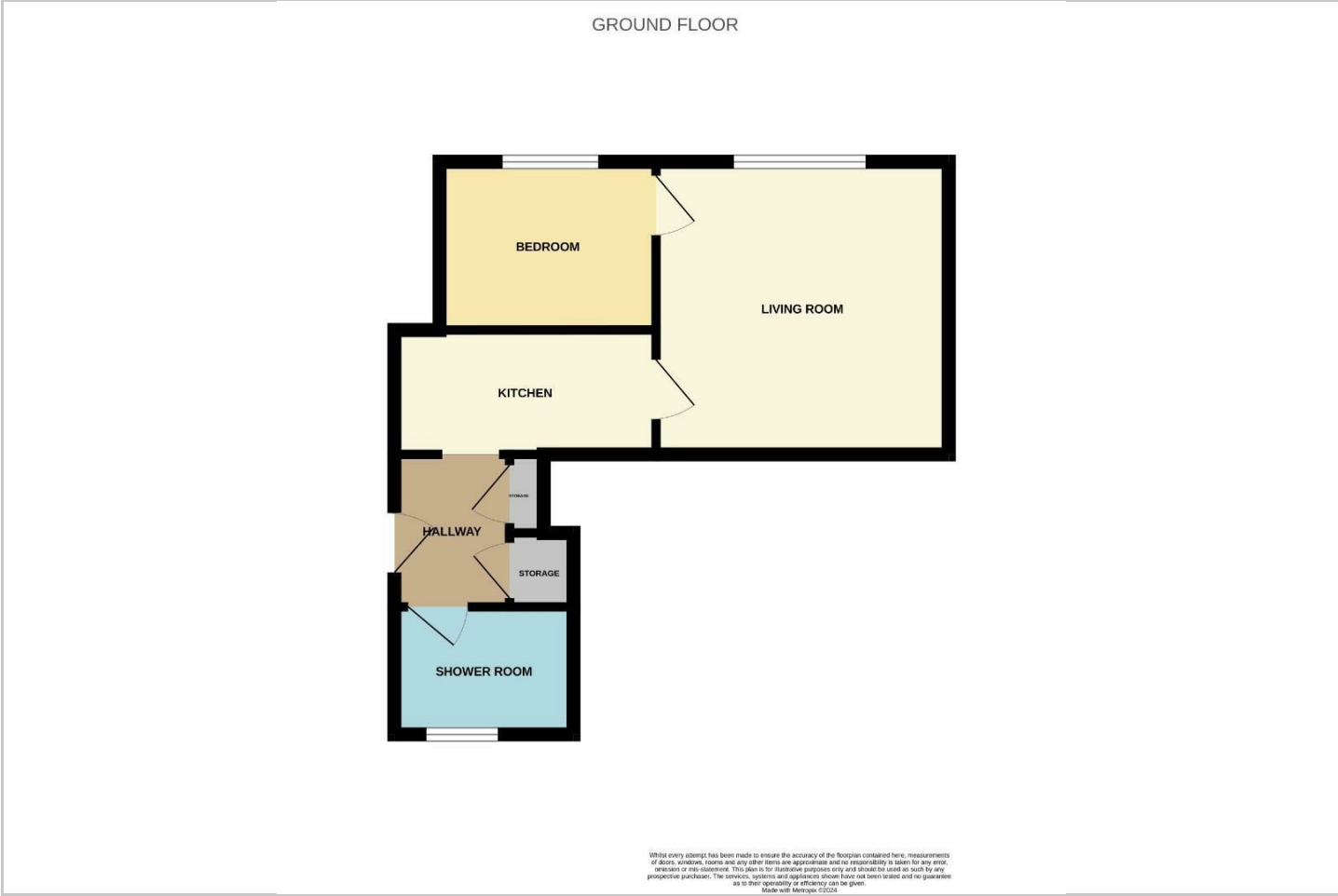
EXTERNAL

Communal residents parking to the front and a communal garden area to the rear.

PLEASE NOTE

Leasehold Title - 999 Years from 1 January 2002.
Ground Rent being one peppercorn per annum plus a service charge payable of approximately £50 per month for the upkeep of the communal areas.

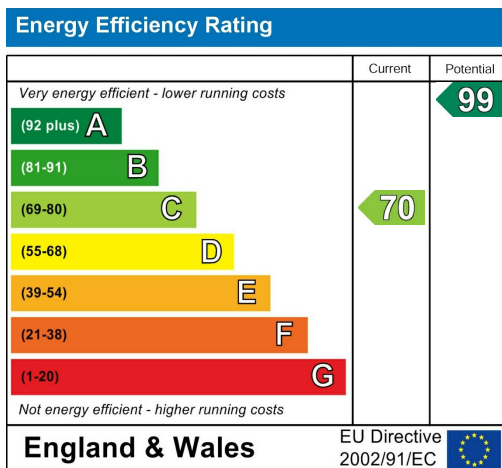
Floorplan







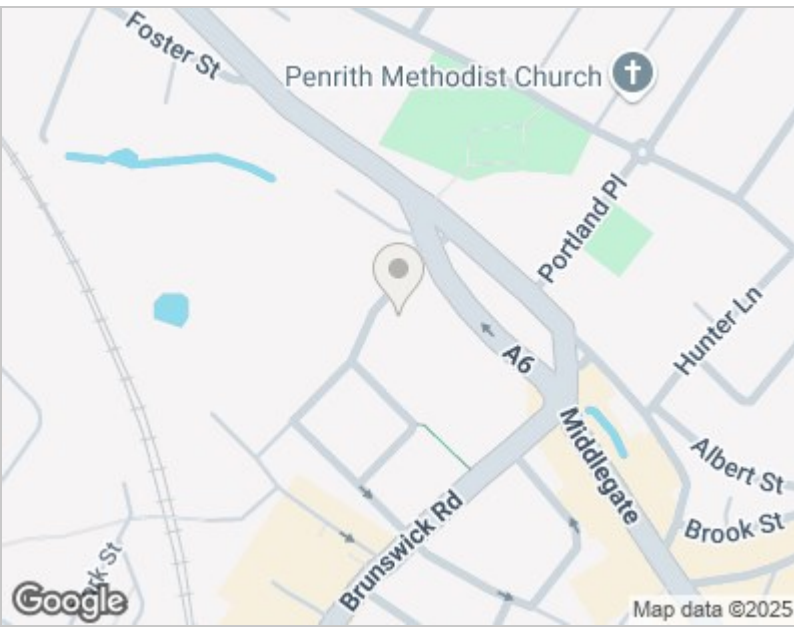
Energy Efficiency Graph



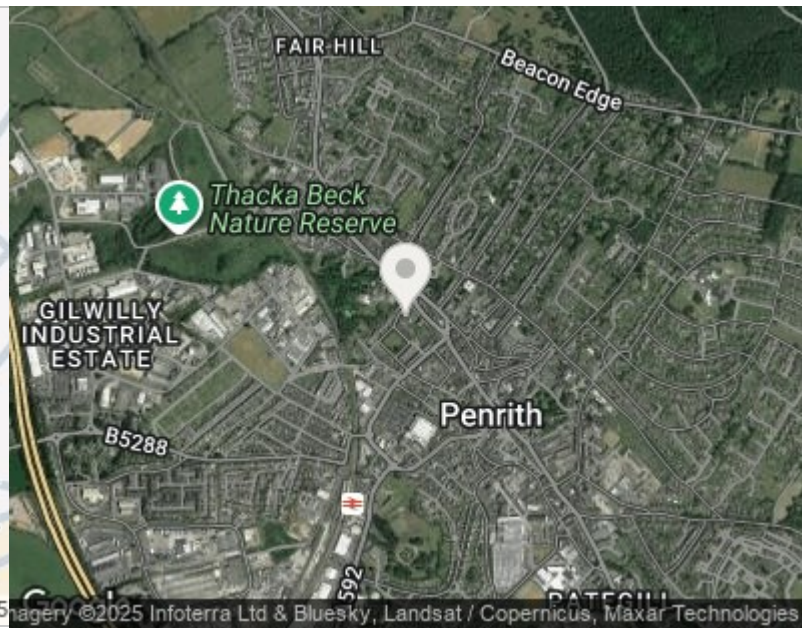
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

