



## Bowling Green Lane

£120,000

2 Tournament House, Bowling Green Lane, New Squares, Penrith, CA11 7GP

Welcomed to the market in turn key condition is this, 1 bedroom, first floor apartment located in the heart of Penrith. The property briefly comprises of, fitted kitchen / dining / living room featuring high ceilings throughout, secure entry system, lift access and allocated parking.

Early viewings come highly recommended.

### Quick Overview

- 1 bedroom apartment
- First floor
- Secure entry system
- Lift access
- Town centre location
- Turn key condition
- Double glazed & electric heating
- Allocated parking
- Resident's communal patio
- Broadband Speed - Ultrafast 10,000 Mbps



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Ultrafast  
10,000 Mbps



Allocated  
Parking

Property Reference: P0323



Kitchen/Dining/Living Room



Kitchen/Dining/Living Room



Kitchen/Dining/Living Room



Kitchen/Dining/Living Room

### Location

Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys, bars and restaurants. The area offers many outdoor activities including woodland walks, equestrian pursuits, and golf course, which are very popular in the region. It's ideal location for those needing access to the M6, Penrith train station and local amenities with bus services running to surrounding areas.

Early viewings come highly recommended.

### Property Overview

Welcomed to the market in turn key condition is this, 1 bedroom, first floor apartment located in the heart of Penrith. The property briefly comprises of, fitted kitchen / dining / living room featuring high ceilings throughout, secure entry system, lift access and allocated parking.

The property consists of entrance hall with two storage cupboards, one benefiting plumbing for a washing machine. Spacious and bright open plan kitchen / dining / living room with five double glazed windows to front aspect, bringing in lots of natural light. The kitchen / breakfast bar includes integrated electric hob, oven and extractor. Integrated fridge / freezer. Stainless steel sink with mixer taps. White wall and base units with dark grey coloured worktops. Part tiled with vinyl flooring. The dining / living area has carpet flooring with high ceilings. Good sized double bedroom with fitted wardrobes. Two double glazed windows to front aspect. Carpet flooring. Leading from the hallway is the bathroom. Three piece bathroom with shower over bath, WC and basin with mixer taps. Heated towel rail. Part tiled and tiled flooring.

We have been advised the property is approximately 10 years old and is of brick construction with slate roof.

The property benefits from secure entry system, lift access to all floors, double glazing, electric heating and high ceilings throughout.

### Accommodation with approx.. dimensions

Entrance Hall

Cloakroom Cupboard

Kitchen/Dining/Living Room

23'6" x 12'3" max (7.16m x 3.73m) max

Bedroom One

15'2" x 13'9"

Bathroom

Outside:

There is communal access to a shared patio area accessed via

the first floor. We have been advised there is an allocated parking space for this property situated at Champions Way, administered by the property management company on behalf of Sainsbury's PLC. There is bike store on the ground floor for residents use.

#### Services

Mains electricity, mains water, mains drainage. Electric heating

#### Council Tax

Westmorland & Furness Council  
Band A

#### Tenure

Leasehold

150 years remaining as of 2008

Ground rent £150 p/a

We have been advised the Management fees 2024/2025 were £1945. This is paid in advance and building insurance is included in the management fees.

#### Broadband Speed

Ultrafast 10,000 Mbps available

#### Viewings

Strictly by appointment with Hackney & Leigh Penrith office

#### Energy Performance Certificate Rating

The full Energy Performance Certificate is available on our website and also at any of our offices

#### What3words Location

Downsize.squares.warblers

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen/Dining/Living Room



Bedroom



Bathroom

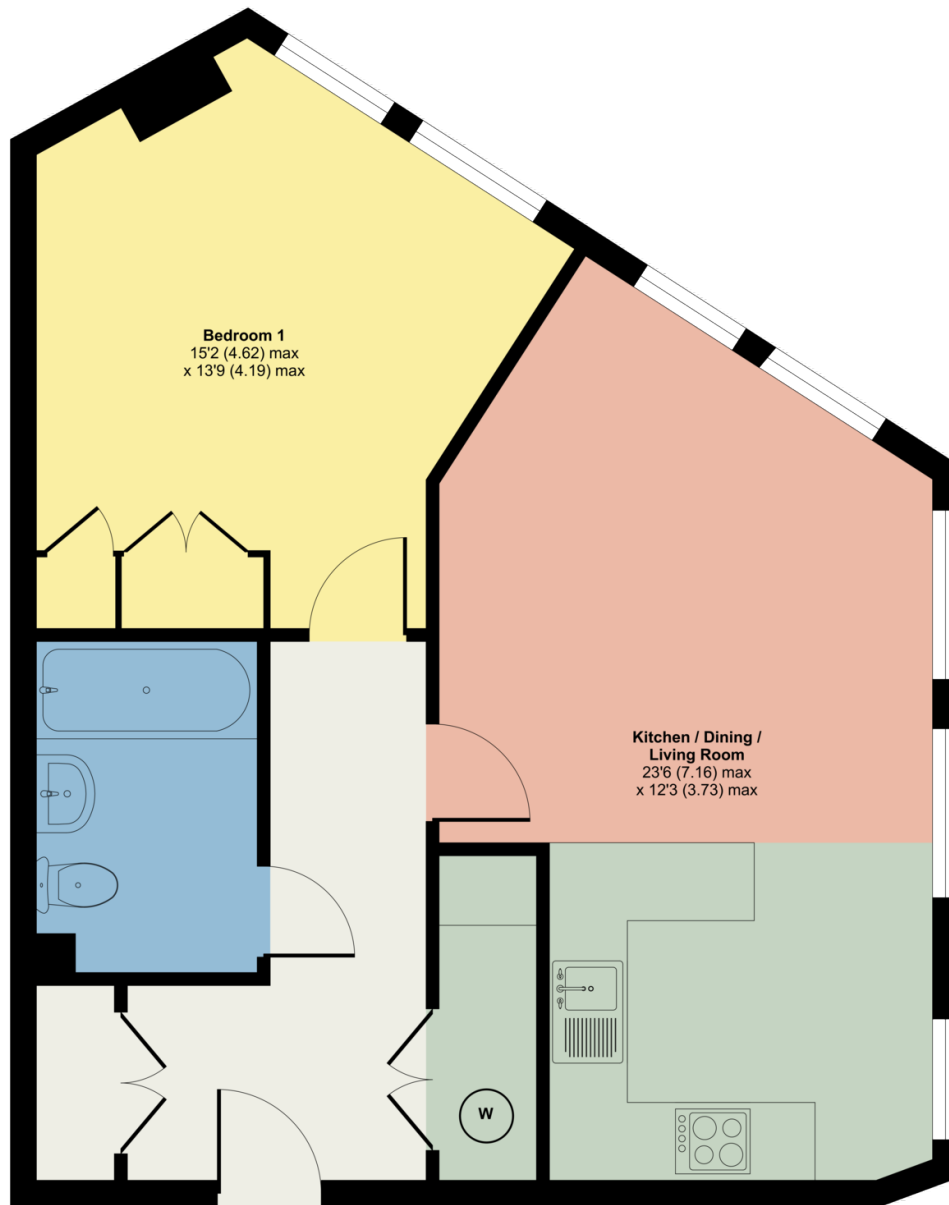


Communal Patio

# 2 Tournament House, Bowling Green Lane, Penrith New Squares, Penrith, CA11 7GP

Approximate Area = 566 sq ft / 52.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1151284

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