



Penrith

£165,000

7 Albert Court, Brook Street, Penrith, Cumbria, CA11 7XH

Discreetly tucked away yet, situated in the heart of Penrith is this two bedroom stone built, first floor flat. The property briefly comprises of; 2 double bedrooms, lounge with feature curved brick wall and Juliet balcony, fitted kitchen, residents lift access and allocated parking.

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.

Quick Overview

- 2 Bedroom flat
- First floor
- Spacious lounge with Juliet balcony
- Residents lift access
- Quiet town centre location
- High ceilings throughout
- No onward chain
- Allocated parking
- Resident's communal courtyard
- Broadband Speed - Superfast 80 Mbps



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Superfast
80 Mbps



Allocated
Parking

Property Reference: P0339



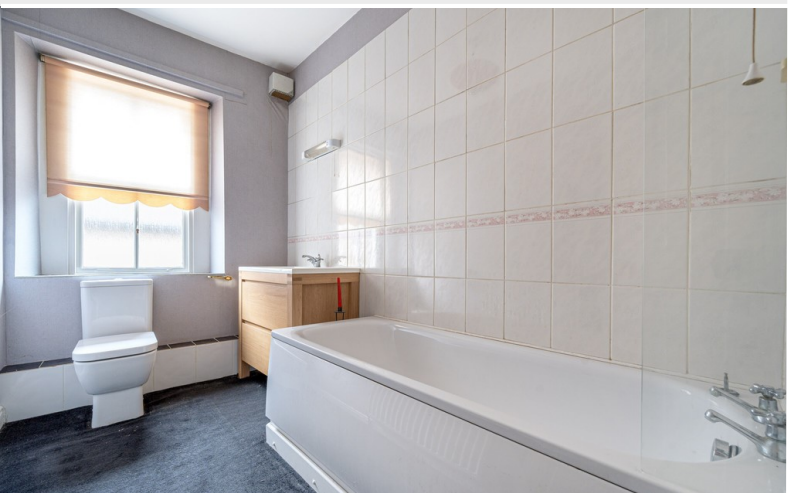
Kitchen



Living/Dining Room



Living/Dining Room



Bathroom

Location

Leaving the Cornmarket, head north-west on Albert Street towards Hunter Lane, turn left onto Hunter Lane and left onto Queen Street. Turn left onto Middlegate/ A6 and right onto A592, the property will be on the left.

Property Overview

Discreetly tucked away yet, situated in the heart of Penrith is this two bedroom stone built, first floor flat. The property briefly comprises of; 2 double bedrooms, lounge with feature curved brick wall and Juliet balcony, fitted kitchen with Rangemaster cooker, while boasting high ceilings throughout, residents lift access and allocated parking.

The property consists of entrance porch, leading into the hallway with storage cupboard and carpet flooring. Spacious lounge with feature curved brick wall, fire place and surround with French doors onto the Juliet balcony, with views onto the communal courtyard to the front aspect. Leading from the lounge, is the fitted kitchen. The fitted kitchen includes Rangemaster cooker with ovens and extractor fan. Integrated fridge / freezer. Stainless steel sink with mixer taps. Plumbing for a washing machine. Wooden effect wall and base units with pink / grey coloured worktops. Part tiled with vinyl flooring. Single glazed window to front aspect. Two double bedrooms, bedroom 1 is spacious in size with fitted wardrobes, carpet flooring and window to side aspect. Bedroom 2 is a small double bedroom with storage cupboard, carpet flooring and window to side aspect. Three piece family bathroom with shower over bath, WC and basin with hot and cold taps. Part tiled with carpet flooring. Single glazed window to side aspect.

The property benefits high ceiling throughout, communal courtyard garden, residents lift access and allocated parking.

Accommodation with approx.. dimensions

Entrance Hall

Fitted Kitchen

10'7" x 8'0" (3.23m x 2.44m)

Lounge

18'1" x 17'2" (max) (5.51m x 5.23m)

Bedroom One

13'0" x 11'7" (3.96m x 3.53m)

Bedroom Two

10'0" x 9'4" (3.05m x 2.84m)

Bathroom

Outside

Residents have access to a shared communal courtyard, with trees of different sizes and shrubbery

Services

Mains electricity, mains water, mains drainage with mains gas. We have been advised the boiler was replaced in 2024.

Council Tax

Westmorland & Furness Council

Band A

Tenure

Leasehold

999 years remaining as of 1991

We have been advised there is no Ground rent

We have been advised the Maintenance varies between £1200 and £1800 p/a

Broadband Speed

Superfast 80 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

Classics.hooked.stitching



Bedroom One



Bedroom Two



Communal Courtyard

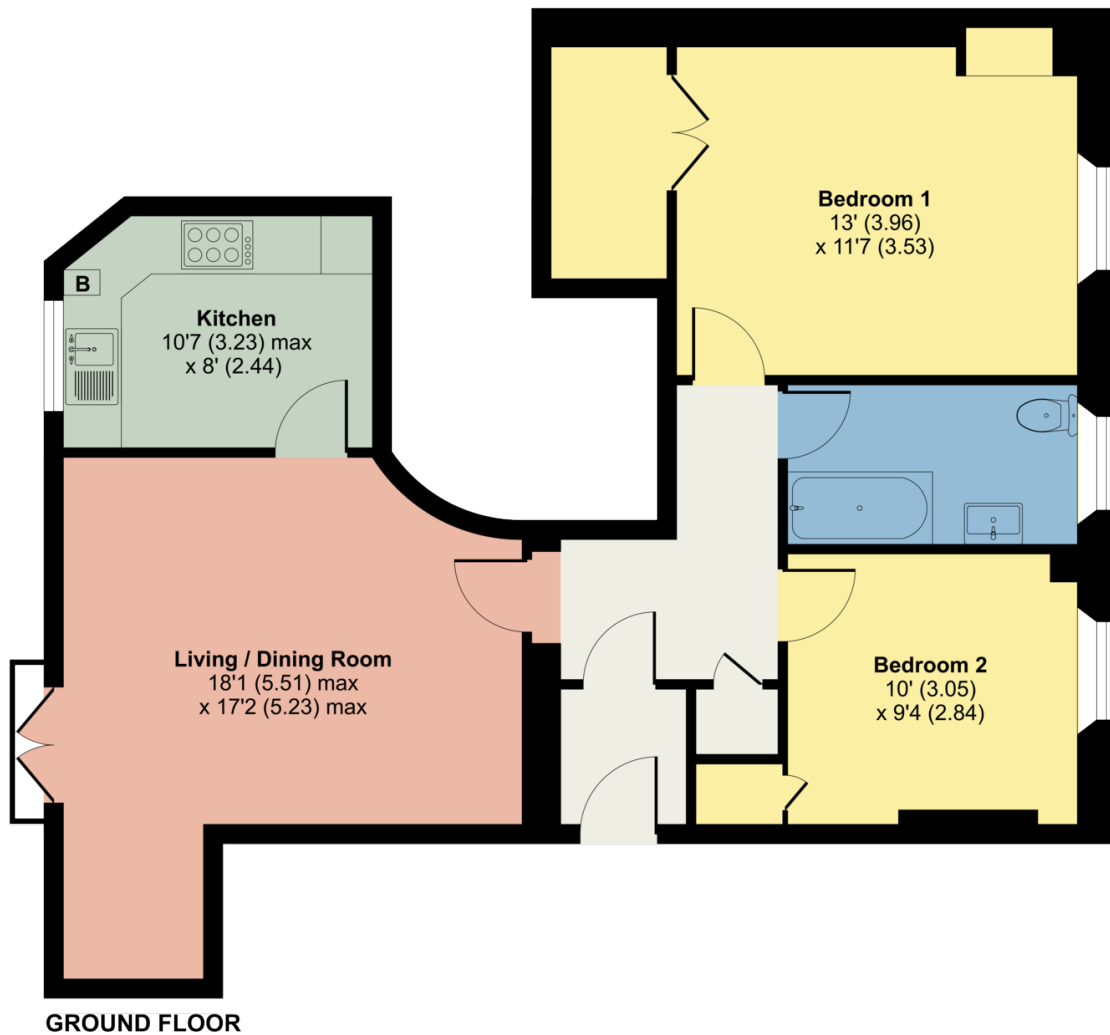


Allocated Parking

7 Albert Court, Brook Street, Penrith, CA11 7XH

Approximate Area = 764 sq ft / 70.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1152099

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