



## Penrith New Squares

£150,000

8 Enguard House, Champion Way, Penrith New Squares, Penrith, CA11 7FW

Located within the Penrith New Squares Development where you'll have a wealth of amenities, shops, and eateries right on your doorstep. Enjoy the convenience of urban living while being surrounded by the stunning landscapes of the Lake District, offering endless opportunities for outdoor adventures. This spacious apartment is situated on the second floor and benefits, allocated parking space, secure access with entry system and lift, ensuring peace of mind and ease of living, with the added convenience of no onward chain. This home is ready for you to move in and make it your own, offering a fantastic opportunity to enjoy town-centre living with all the modern comforts you desire.

As you step into the welcoming hall, you'll immediately appreciate the thoughtful design, featuring two handy storage cupboards. One of which, houses the washing machine and boiler, keeping your living space neat and organised. Carpet flooring.

### Quick Overview

- 2 Bedroom second floor apartment
- Situated within Penrith New Squares Development
- Open plan living/ dining/ kitchen
- Town centre location
- No onward chain
- Secure entry system & lift access
- Allocated parking space
- Leasehold
- Ultrafast Broadband available



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1



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Ultrafast  
broadband  
available



Allocated  
Parking

Property Reference: P0437





Kitchen



Dining Area



Dining Kitchen



Living Room

On the left of the hall, you'll find the contemporary three piece family bathroom, fitted with modern fixtures and offering a serene space for relaxation. Featuring shower over bath, WC and basin with mixer taps. Heated towel rail. Part tiled with tiled flooring.

On the right, opens up into a spacious "L-shaped" living area, seamlessly integrating the living room, dining space, and kitchen. This open-plan layout is perfect for entertaining guests or enjoying cosy nights in with ample room for both dining and lounging. Two double glazed windows bring in lots of natural light. Carpet flooring. The fitted kitchen, is thoughtfully designed with ample storage and worktop space, making it a functional hub for meal preparation and casual dining and includes, integrated 4 ring electric hob, oven and extractor, with integrated fridge/freezer. Stainless steel sink with hot and cold taps. Dark grey coloured worktops with white coloured wall and base units. Part tiled with vinyl flooring.

The apartment boasts two generously sized double bedrooms, each providing a private sanctuary for relaxation. Bedroom 1 benefits fitted wardrobes and En- suite. Double glazed sash window to front aspect with newly fitted carpet. Three piece En- suite with shower, WC and basin with mixer taps. Heated towel rail. Part tiled with tiled flooring. Bedroom 2 includes fitted wardrobes, making it perfect for guests or as a versatile home office. Double glazed window to front aspect. Carpet flooring.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

#### Accommodation with approx. dimensions

##### Hallway

Living Room/ Dining kitchen 30' 6" x 16' 8" (9.3m x 5.08m)

Bedroom One 18' 11" x 8' 10" (5.77m x 2.69m)

##### En- suite

Bedroom Two 15' 0" x 8' 10" (4.57m x 2.69m)

##### Bathroom

#### Property Information

##### Tenure

Leasehold

150 years remining as of March 2008

##### Management Fees

We have been advised this is £171 per month  
HLM Property Management

##### Ground Rent

We have been advised this is £150 p/a

### Council Tax

Band B  
Westmorland & Furness Council

### Services and Utilities

Mains electricity, mains water and mains drainage. Electric heating.

### Energy Performance Certificate (EPC) Rating

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

### Broadband Speed

Ultrafast available

### Directions

On foot, walk north-east on Corn Market/ A592 towards Little Dockray and slight right onto Market Square/ A592 turning left onto Market Square. Turn right onto King Street/ A6 and turn right onto Kilgour Street. Turn right onto Smithy Street, the property will be on your left hand side

### What3words Location

///buzzards.spun.sparks

### Viewings

By appointment with Hackney and Leigh's Penrith office

### Price

£150,000

### Anti-Money Laundering (AML) Regulations

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).



Bedroom One



En-suite



Bedroom Two



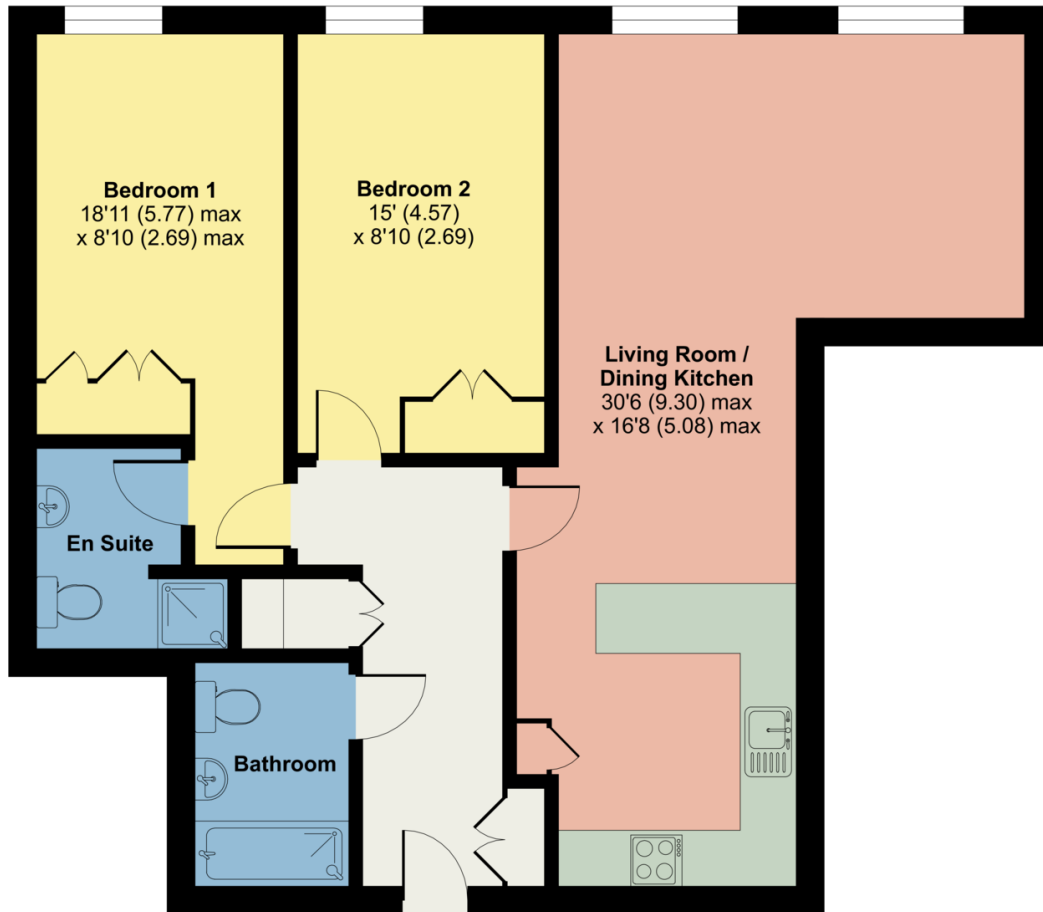
Bathroom



# Champion Way, Penrith New Squares, Penrith, CA11 7FW

Approximate Area = 863 sq ft / 80.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1281401

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