

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **31 Woodlands Bridge Lane, Penrith, CA11 8GW**



- **Purpose Built Ground Floor Retirement Apartment**
- **Open Plan Living Room + Kitchen**
- **Two Bedrooms + En-Suite Shower/Wet Room**
- **Underfloor Central Heating + uPVC Double Glazing**
- **Communal Lounge, Garden Room and Courtyard Garden**
- **Care Package Available to Suit Needs**
- **Tenure - Leasehold. EPC Rate - C. Council Tax Band - A**
- **Local Occupancy Restriction Applies**

**Asking price £130,000**

Perfectly suited to the elderly who wish to retain independence, yet benefit from being part of a lively and active community whilst having the support of a team of staff with varying care packages available, dependent upon needs, 31 Woodlands is a ground floor retirement apartment with comfortable accommodation comprising: Hallway, Open Plan Living Room with Kitchen, two Bedrooms and a Shower Room. The apartment also benefits from Under Floor Heating (included in the service charge) and uPVC Double Glazing.

Woodlands also boasts: a Resident's Lounge, a Restaurant and a Hair Salon.

### **Location**

From the centre of Penrith, head South on King Street, which becomes Victoria Road and the Bridge Lane, Woodlands is on the right and there is a shared car park.

### **Amenities**

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is underfloor and telephone is connected subject to BT. regulations.

As of 1st April 2024 the monthly charges are as follows:

We understand that the Monthly Service Charge is:

£331.70 per calendar month

This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating for the apartment and heating lighting and water for the communal areas. The Service Charge is payable in advance for the month ahead.

The monthly Wellbeing Charge is:

£311.77 per calendar month

This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.

Wellbeing is payable in advance for the month ahead.

Further Care Packages are available, which are tailored to suit individual needs and are charged accordingly. For further information, please contact, MHA on 01768 867490

## **Tenure**

The vendor informs us that the property is leasehold, being a 125 year lease from 1st September 2008. The current ground rent is £668.41 per annum

Council tax band is band A.

On the re-sale of the property the owner will be required to contribute to a contingency fund. The fund covers spending for the repair or renewal of communal areas, roofs, lifts etc. The contribution is 1% of the "open market value" at the point of sale/transfer of ownership, for each year or part year of ownership.

MHA administration fees will be payable by the buyer as follows:

Approval of Deed of Covenant: £90 plus VAT

Notice of Assignment fee: £90 plus VAT

Land Registry Certificate fee: £90 no VAT

## **Local Occupancy**

We are informed by MHA that there is a local occupancy restriction that requires residents:

1. to have either lived or worked in the Eden area for at least three years prior to the date of moving in,  
OR
2. to have established links with the Eden area by reason of birth or long term family links with the area,  
OR
3. to have a need because of age or disability to live near to those (not necessarily family) who have lived in the Eden area for at least three years.

Furthermore, MHA (Woodlands) rules require residents to be 60 years of age or over OR 55 if with a disability and also have a family member within the Eden area.

If you require further clarification please contact:

MHA Housing Manager

Tel: 01287 636719

Mobil: 07483453992

## **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

The main entrance is through a security door to the

### **Communal Hall**

With stair and lift access to all floors.

No 31 is on the ground floor with access through an oak door, with spy hole, to the

### **Hall**

Having an emergency pull cord/button, a recessed coat cupboard and doors off. There is centralised under floor heating throughout the apartment with thermostaic controls in each room.



**Open Plan Kitchen/Living Room 17'1 x 11'10  
(5.21m x 3.61m)**

The kitchen is fitted with a range of wood effect wall and base units with a granite effect work surface incorporating a stainless steel single drainer sink, mixer tap and a tiled splash back. There is a built in electric oven and ceramic hob with cooker hood above , an integrated fridge freezer and plumbing for a washing machine. A uPVC double glazed window faces to the rear and there is a TV aerial point, telephone point and a security entry phone.



**Bedroom One 13'5 x 10'9 (4.09m x 3.28m)**

Having a uPVC double glazed window to the rear, a TV aerial point, telephone point and security entry phone. A door leads to the



**Shower Room 11'6 x 5'1 (3.51m x 1.55m)**

Can be accessed from the bedroom or hall and fitted with a white toilet, wash basin and a walk in shower area, tiled to three sides with a mains shower over. There is an emergency pull cord, a shaver socket/light and an extractor fan.



### **Bedroom Two 8'10 x 8'3 (2.69m x 2.51m)**

Having a uPVC double glazed window to the rear and a TV aerial point



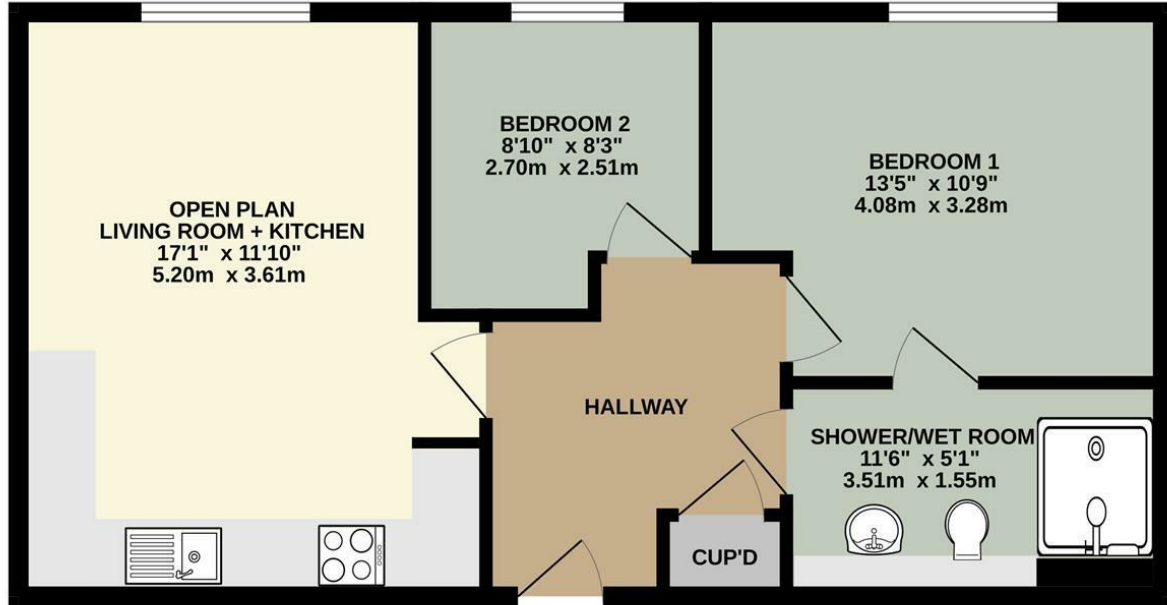
### **Communal Facilities**

There is a shared residents lounge in which there are many activities, as well as indoor and outdoor seating and tea and coffee facilities.

There is off road parking to the front of the block.

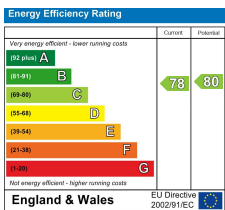


GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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