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## **10 Albert Court, Brook Street, Penrith, CA11 7XH**



- **Smart, Spacious and Stylish 2nd Floor Apartment with Lift Access**
- **Convenient and Peaceful Location in the Centre of Penrith**
- **Large Living Room and Modern Fitted Kitchen**
- **2 Double Bedrooms + Bathroom**
- **Modern Programmable Electric Radiators + Fully Double Glazed**
- **Central Courtyard Garden + Private Off Road Parking Space**
- **Tenure - Leasehold - 999 Years from January 1991**
- **Council Tax Band - A**

**Price £180,000**

Albert Court is a striking grade 2 listed Georgian building in the heart of Penrith, yet set on a quiet side lane. Formerly known as Prince Albert House, the building is over 3 floors and number 10 is a smart and chic second floor apartment with light and spacious accommodation comprising: Entrance Hall, Living Room, modern fitted Kitchen, 2 Double Bedrooms and a Bathroom.

The residents of Albert Court enjoy the use of a delightful Courtyard Garden with a Southerly Aspect as well as an Allocated Off Road Parking Space. The apartment also benefits from; Lift Access, Double Glazing and heating through Modern Programmable Electric Radiators.

### **Location**

Albert Court is in the centre of Penrith and can be accessed from both Albert Street and Brook Street.

### **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 from modern [programmable electric radiators.

### **Tenure Leasehold**

The property is leasehold. The vendor informs us that there is a 999 year lease from January 1991 and that the ground rent is peppercorn with a service charge of £1,300 per annum which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company.

The council tax in band A.

### **Viewing**

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## **ACCOMMODATION**

### **Entrance**

Through a central hallway with doors from Albert Street and from the courtyard garden giving access. There is a staircase and a lift to the second floor and a panelled door to the;

### **Hall**

Having a built in coat cupboard and a multi pane glazed door to the;



### Living Room 15'4 x 23' (4.67m x 7.01m)

To one end of the room is a feature inglenook fireplace with a stone hearth and a flame effect electric stove style heater. A double glazed sash window and French doors with a Juliette balcony looks out onto the shared courtyard garden. There are two modern programmable electric radiators, two wall light points, a TV and a telephone point. Multi pane glazed doors open to the inner hall and;



### Kitchen 10'6 x 10' (3.20m x 3.05m)

Fitted with a range of contemporary gloss fronted units and a granite effect work surface incorporating a 1 1/2 single drainer sink with mixer tap and a marine board splashback. There is a built in electric oven and combination microwave, an induction hob with a stainless steel cooker hood, an integral fridge freezer and plumbing for a washing machine and slimline dishwasher. A cupboard to one corner houses the pressurised hot water tank and a ceiling trap gives access to the insulated loft space. There is a modern programmable electric radiator and a double glazed sash window overlooks the central courtyard garden.



### Inner hall

A second ceiling trap gives access over the roof space and there is a modern programmable electric radiator. Doors lead to the bedrooms and bathrooms.

### Bedroom One 16'11 x 8'11 (5.16m x 2.72m)

A built in wardrobe gives hanging, shelving and locker space. There is a modern programmable electric radiator and a double glazed sash window looks onto Albert Street.



### Bedroom Two 11' x 13'3 (3.35m x 4.04m)

A built in wardrobe provides hanging and shelving space. There is a modern programmable electric radiator and a double glazed sash window looks onto Albert Street.





### **Bathroom 5'8 x 9'3 (1.73m x 2.82m)**

Fitted with a toilet, a wash basin set in a cabinet and an enamelled steel bath with mixer shower taps and a mains fed Mira shower over and tiles around. There is a wall mounted fan heater and an extractor fan.



### **Outside**

Albert Court can be accessed from both Albert Street and Brook Street.

There is an attractive shared courtyard garden available for the use of the residents.

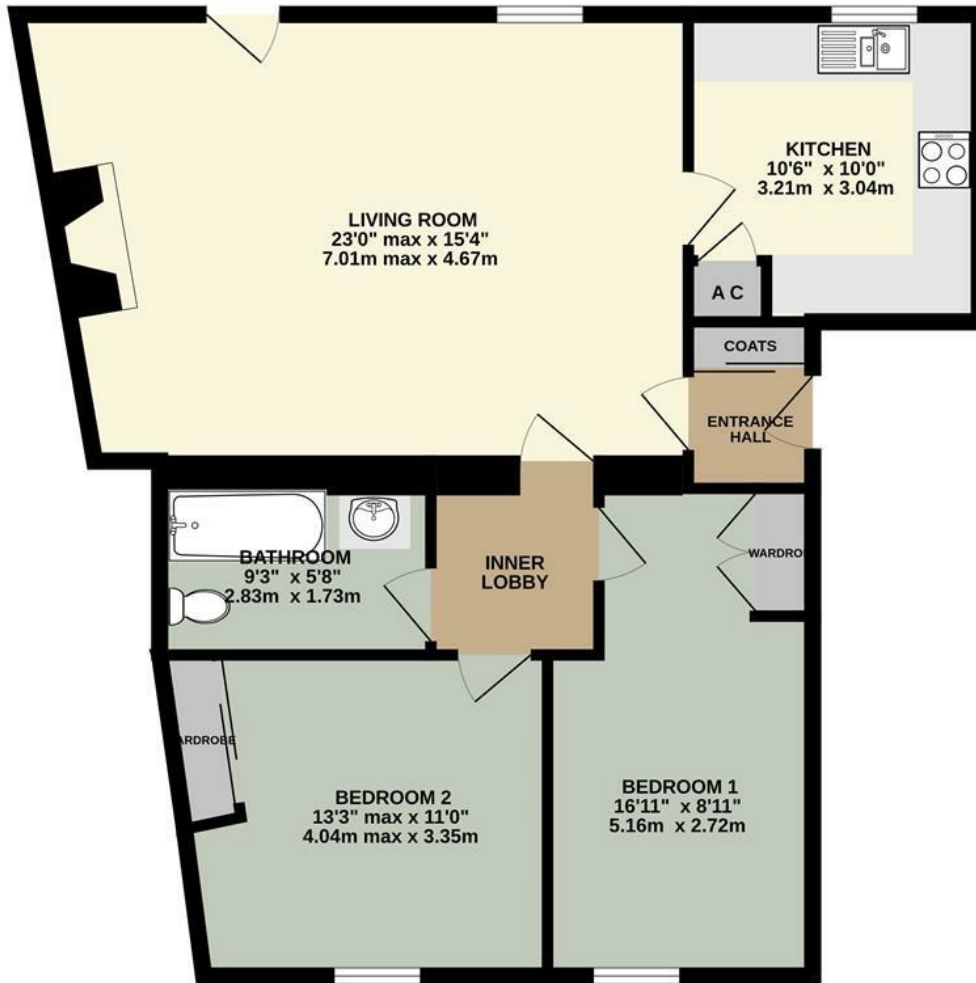


From Albert street there is a pedestrian access through panelled double doors with a security entry phone to a shared hallway. Stairs and lift to the second floor.

Vehicle access from Brook Street gives access to a car park with an allocated space for number 10 and a footpath leads to a recessed entrance into the building.



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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