

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Apartment 25, Newton House Newton Road, Penrith, CA11 9FY



- **Modern First Floor Apartment with Lift Access**
- **Independent Living for the Over 65's in a Community Setting**
- **Great View Across Penrith to the Lakeland Fells**
- **Living Room + Kitchen**
- **2 Bedrooms + Large Shower/Wet Room**
- **Access to Optional, Tailored Care and Support**
- **A Range of Social Activities On-Site**
- **Tenure: Leasehold. Council Tax Band: B. EPC Rate**
- **Local Occupancy Restriction**

75% Shared ownership £125,000

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. Designed for the over 65's (55 if living with a care need) 25 Newton House is a modern apartment with lift access and accommodation comprising: Hall, Living Room, Kitchen, 2 Bedrooms & Large Shower/Wet Room. The property also benefits from gas central heating via a condensing boiler and is fully double glazed.

Apartment 25 enjoys a lovely long reaching view across Penrith to the fells around Ullswater

Newton House has been designed to provide fully accessible facilities for both residents and visitors, which include: Restaurant, Hair salon, Residents' lounge, Communal Garden with outdoor seating areas, En-suite Guest Room, Laundry and Assisted Bathing Suite

Location

Newton House is located on Newton Road.

Newton House offers a great location for a quieter pace of life, with Penrith town centre only 0.9 miles away and a train station only 0.6 miles from the development. A local bus service runs from Newton House to Penrith town centre.

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, gas and electricity are connected to the property. Council Tax Band B

Tenure

The vendor informs us that the property is leasehold being a 999 year lease from 1st April 2021. There is a peppercorn ground rent and a current monthly service charge of £430.78 This covers the lighting, heating, maintenance and cleaning of the communal areas and gardens, external window cleaning, buildings insurance and estate management. Includes the payment towards the Housing Manager and hardware for the emergency call system that are housing benefit eligible. It also includes the sinking fund, the cost of which you can elect to defer until you sell your home, to keep costs down whilst living at Newton House. The sinking fund is used to offset the cost of major repairs or replacements in the future (for instance, roof, windows, lifts).

There are additional support charges of £23.70 per month

Core support charge - £28.80 per week.— This ensures staff are on-site 24 hours a day to assist in an emergency but is not part of the planned personal care. Although not everybody will use this, it is available when needed.

Optional Charges

Personal and domestic care and support £18.56 Per Hour
£27.92 per hour weekend and Bank Holiday charges

A local occupancy applies to the property and any prospective purchaser must be over 65 (or 55 if they have a care need) and should have a housing need. The property should be their only residence.

The local occupancy requires a 3 year residency in Cumbria by either the resident or the supporting family .

On the re-sale of the property the owner will be required to to pay Housing 21:

A fixed admin fee of £490 + Vat or 0.5% of the full market value + Vat

Fixed nomination fee of £1090 + Vat or 1% of the sale price + Vat ((only payable if H21 nominate a buyer to you within 8 weeks of you giving notice to sell). Charges are reviewed annually in line with the Retail Price Index

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Hall

Having a security entry phone and intercom. There is a recessed cupboard, doors to the bedrooms, bathroom and a broad opening to the;

Living Room 14'5 x 10'4 (4.39m x 3.15m)

A uPVC double glazed window and door with a Juliette balcony overlook the central courtyard garden with a view to the Ullswater fells beyond. There is a double radiator, a TV/Satellite point, telephone point and a broad opening to the



Kitchen 8'4 x 12'9 (2.54m x 3.89m)

Fitted with a range of cream fronted units and a wood effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer taps. There is a built in electric oven and ceramic hob with a stainless steel splash back and cooker hood above, plumbing for a washing machine, space for an upright fridge freezer and a pull out larder cupboard.



Bedroom One 14'7 x 11'3 (4.45m x 3.43m)

Having a uPVC double glazed window overlooking the central courtyard garden to the Ullswater fells beyond. There is a radiator, a TV aerial point and telephone point. A door opens to the



Shower/Wet Room 8'1 x 9'5 (2.46m x 2.87m)

Fitted with a wall mounted wash basin and a toilet with a concealed cistern. The flooring is fully waterproof with a drain point and a mains fed shower over with tiles to two sides and a clear screen. There is a chrome electric heated towel rail, a shaver socket and an extractor fan. A second door opens to the hall.



Bedroom Two 10' x 7'2 (3.05m x 2.18m)

Having a uPVC double glazed window overlooking the courtyard garden, a double radiator and a TV aerial point. A cupboard houses a Vaillant gas fired condensing combi boiler which provides the hot water and central heating.



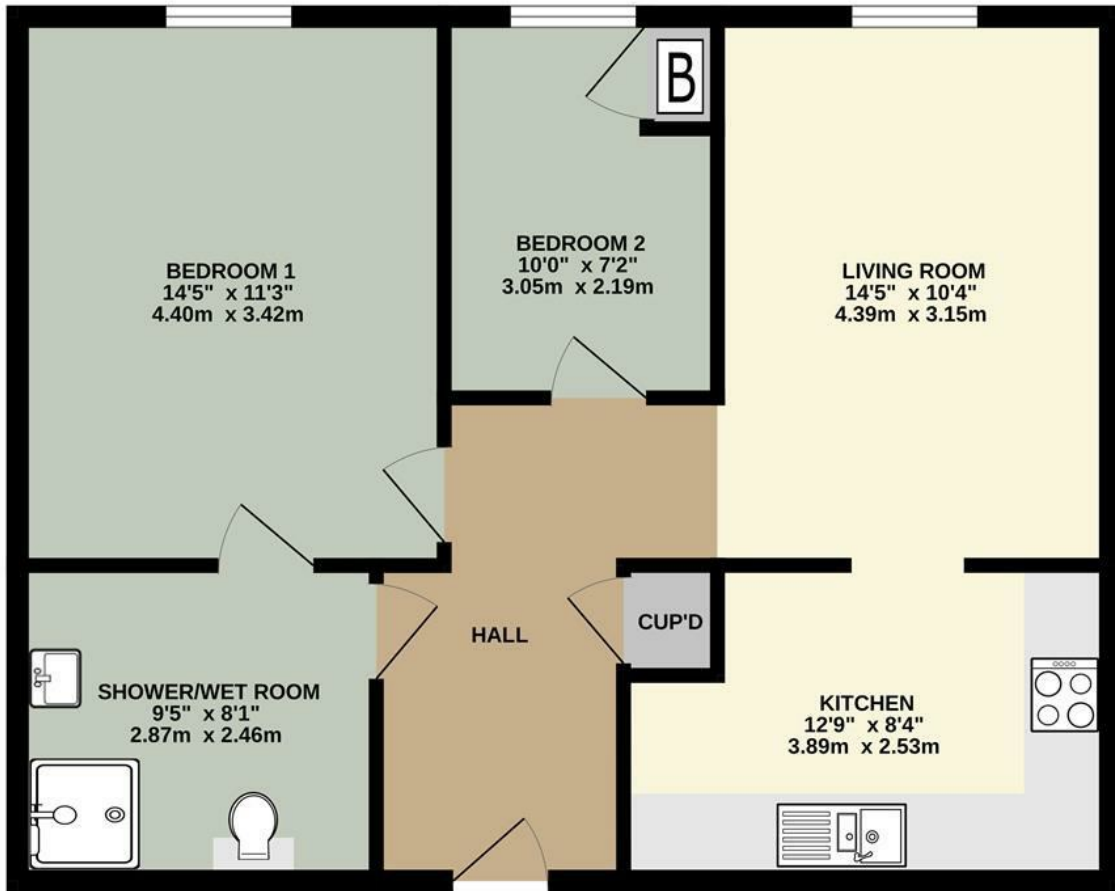
Communal Facilities

Newton House has been designed to provide fully accessible facilities for both residents and visitors, which include: Restaurant, Hair salon, Residents' lounge, Communal Garden with outdoor seating areas, En-suite Guest Room, Laundry and Assisted Bathing Suite



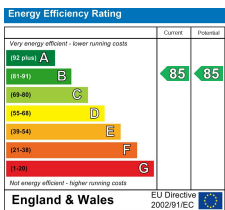


GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.6 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.
Made with Metreplex ©2024



Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

