

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **1A Fallowfield Court West Lane, Penrith, CA11 7DJ**



- **Converted Ground Floor Flat**
- **Close to Penrith Town Centre**
- **In Need of Modernisation + Refurbishment**
- **Open Plan Living Room/Kitchen, Bedroom + WC**
- **Electric Panel Wall Heaters + Double Glazing**
- **Tenure Leasehold**
- **EPC Rate TBC - Council Tax Band A**
- **Resident Permit Parking Available**

**Asking price £60,000**

Centrally located in Penrith, 1A Fallowfield Court is a compact, ground floor flat, in need of modernisation/refurbishment. The accommodation comprises: Vestibule, Open Plan Living Room/Kitchen, a Bedroom with shower enclosure and a WC. The property has Electric Panel Wall heater and Double Glazing . The property would suit a rental investor, as there is a potential rent of £380/£400 per calendar month, after some investment.

### **Location**

Fallowfield is in the centre of Penrith, on the opposite side of Great Dockray from the Wilkes-Green + Hill office. Either park in Great Dockray and walk through the passage next to Henderson's Pies. Alternatively, drive out of Great Dockray into Castle Hill Road and take the first right turn in West Lane and then right again into the private parking area for Fallowfield.

### **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.

### **Tenure**

The vendor informs us that the property is leasehold the details of which are to be confirmed. The council tax is band A

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACOMMODATION**

### **Entrance**

Through a wooden part glazed door.

### **Vestibule**

With wood panel doors to the bedroom and WC and having a quarry tiled floor.. A multi pane door leads to the;

### **Living Room/Kitchen**

Having a large uPVC double glazed window to the front and an electric fire set on a tiled hearth and back with painted wood surround. There is a TV and telephone point and panel wall heater.



The kitchen area is fitted with cream units with a stone effect work top incorporating a stainless steel single drainer sink with mixer tap. There is an electric hob and oven with extractor fan above.

### **Bedroom**

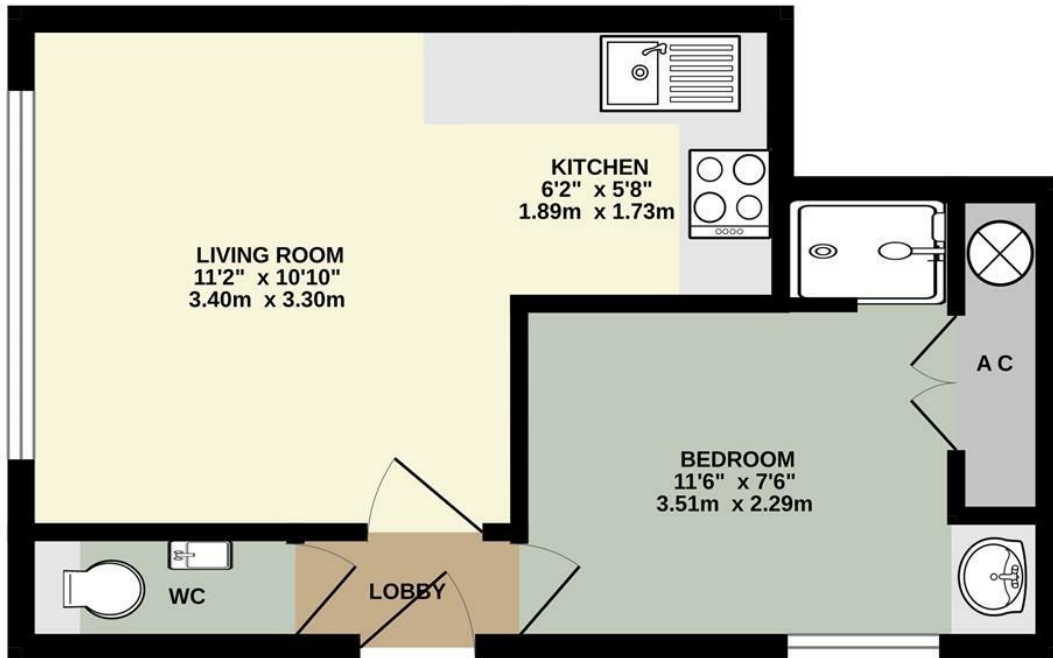
Having uPVC double glazed window to the side and a panel wall heater and built in wardrobe with hanging space. There is a wash basin and recessed shower enclosure tiled to two sides with a mains fed shower and extractor fan.



### **WC**

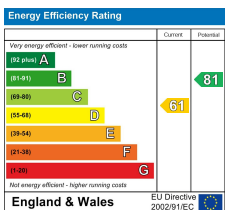
Fitted with a WC and wash hand basin set in a cupboard. The flooring is quarry tiled.

GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 282 sq.ft. (26.2 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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