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Residential  
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## **11 Pele Court, Friargate, Penrith, CA11 7XT**



- **Spacious First Floor Apartment with Lift Access**
- **High Quality Independent Retirement Home**
- **Excellent Location Close to Penrith Town Centre**
- **Living Room with French Doors and Juliette Balcony**
- **2 Double Bedrooms, 1 En-Suite + Shower Room**
- **Modern Electric Heating + uPVC Double Glazing**
- **Central Residents Courtyard Garden, Lounge and Laundry**
- **Off Road Parking Subject to Availability**
- **Tenure - Leasehold. Council Tax Band - C. EPC Rating - B**

**Price £240,000**

Pele Court is designed with modern independent living in mind, combined with the security of being in a well managed and homely environment in the heart of Penrith. Apartment 11 is located on the first floor with lift access and an outlook to the neighbouring Mansion House and has accommodation comprising: Hallway with a large Walk in Store, Living Room with Dining Area, Kitchen, a Double Bedroom with a Walk in Wardrobe and En-Suite Shower Room, a second Double Bedroom and a Shower/Wet Room.

There are also communal facilities, including a beautiful Courtyard Garden, Lounge Area and a Laundry.

The apartment is independently heated with modern electric storage heaters combined with passive ventilation and is fully uPVC Double Glazed giving an energy performance rating of B

### **Location**

From M6 Junction 40 follow the A66 East signage to Kemplay Bank roundabout take the first exit into Penrith A6 Bridge Lane . Travel North and at ' John Norris The home of country sports 'turn right into Friargate . Drive past the parking area and Pele Court is on the left .

### **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 property is leasehold and the term is 125 years from 2015, the annual ground rent is £425 and the annual service charge is £3072.00 which includes the building maintenance and cleaning of the communal areas and grounds, building insurance and the water charges. Council tax band C

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a communal hallway and a solid door with peep hole to the;

### **Hall**

Having a night storage heater and a recessed cupboard housing the hot water tank and the MCB consumer unit.

**Living Room 21'1 x 11'3 max (6.43m x 3.43m max)**

A flame effect fire is set in a composite quartz surround and uPVC double glazed French doors with a clear Juliette balcony overlook the neighbouring Mansion House. There is a modern night storage heater, a TV/satellite point, a telephone point and a door to the;



**Kitchen 9'7 max x 7'6 (2.92m max x 2.29m)**

Fitted with wood effect units and a slate effect work surface incorporating a stainless steel, single drainer sink with mixer tap and a tiled splashback. There is a built in electric oven and ceramic hob with cooker hood above, an integral fridge freezer and tiled flooring. A uPVC double glazed window overlooks Mansion House.



**Bedroom One 15'3 x 9'5 (4.65m x 2.87m)**

A large built in wardrobe provides hanging and shelf space. There is a modern panel wall heater, a TV point, a telephone point and a uPVC double glazed window.



**En-Suite 4'9 x 6'11 (1.45m x 2.11m)**

Fitted with a toilet, a wash basin and a step in shower enclosure with mains fed shower. Heated towel rail.



**Bedroom Two 19'2 x 9'5 max (5.84m x 2.87m max)**

A uPVC double glazed window overlooks Mansion House to St Andrews Churchyard and there is a panel wall heater, a TV point and telephone point.



### **Shower Room 7'2 x 6'11 (2.18m x 2.11m)**

Fitted with a toilet, a wash basin with cupboard below and a no step shower area with mains fed shower. The walls and floor are fully tiled and there is a shaver socket/light, a chrome heated towel rail and an extractor fan.



### **Outside**

A central courtyard is open to all residents and has block paved paths and well stocked flower and shrub beds around a central seating area. There is a further paved terraced to the side with several outdoor tables and parasols during the summer months.



### **Residential Facilities**

include:

A day room where residents regularly meet for coffee, functions and social events. There are talks, exercise classes, bridge and other events organised by the social committee.



A fully equipped laundry is available for all residents as is a room with charging facilities for storing mobility scooters and there are rubbish and recycling facilities.

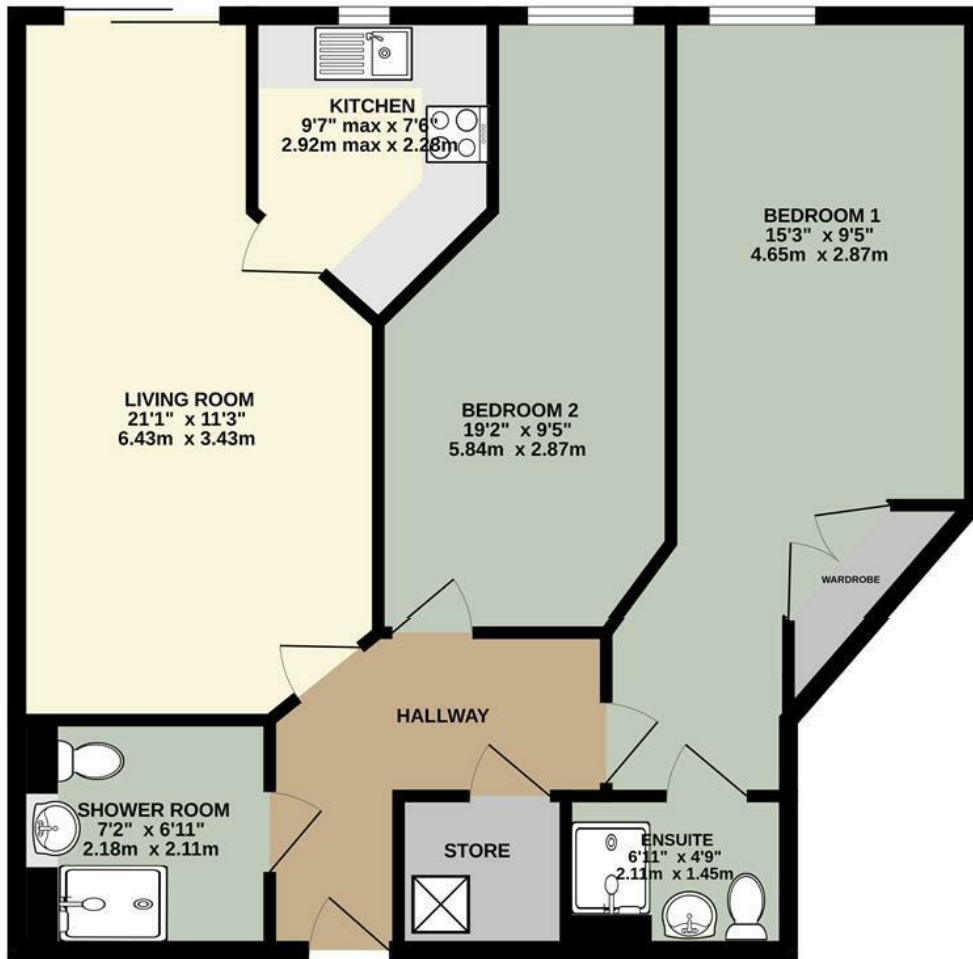


### **Parking**

There is off road parking, subject to availability for permit holders this needs to be arranged through McCarthy and Stone direct at a cost of £153 per half year.

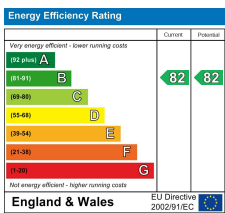
Residents are also eligible for an EDC parking permit which is valid in the A zone in Friargate, central Penrith.

GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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