

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **16 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**
- **2 Double Bedrooms + Bathroom**
- **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 - C**

**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 16 is located on the first floor with lift access and has accommodation comprising: Hallway with a large Walk in Store, Living Room with Dining Area, Kitchen, 2 Double Bedrooms and Bathroom.

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 C

### **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. Heating is by modern electric storage heaters.

### **Tenure Leasehold**

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 B.

### **Viewing**

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## **ACCOMMODATION**

### **Entrance**

Through a solid door with peep hole to the;

### **Hall 11' x 8'6 (3.35m x 2.59m)**

Having a modern night storage heater, an emergency pull cord alarm and a walk in recessed store which also houses the hot water tank and the MCB consumer unit.



**Living Room 11'7 x 15'5 (3.53m x 4.70m)**

There is a modern night storage heater, a TV/satellite/telephone point and uPVC double glazed patio doors open to a flagged seating area and there is a broad opening to the;



**Kitchen 11'7 x 8'7 (3.53m x 2.62m )**

Fitted with a range of wood effect fronted units with stone effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in mid height electric oven, a ceramic hob with cooker hood, integrated fridge freezer and washing machine. The flooring is ceramic tiled and a window faces on to Benson Row.



**Bedroom One 18'9 x 9'3 incl wardrobe (5.72m x 2.82m incl wardrobe)**

To one end are built in wardrobes with hanging and shelving storage. There is a modern panel wall heater, a TV point, a telephone point and uPVC double glazed window overlooking Benson Row.



**Bedroom Two 12'4 max x 11'1 (3.76m max x 3.38m)**

Having a modern panel wall heater, a TV point, a telephone point and a uPVC double glazed window.



**Bathroom 7'8 x 7'3 (2.34m x 2.21m)**

Fitted with a toilet, a wash basin with cabinet below and a panelled bath with mains fed shower over and a clear screen. The walls and floor are tiled and there is a shaver socket/light, an extractor fan and heated towel rail and wall mounted fan heater.



**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.

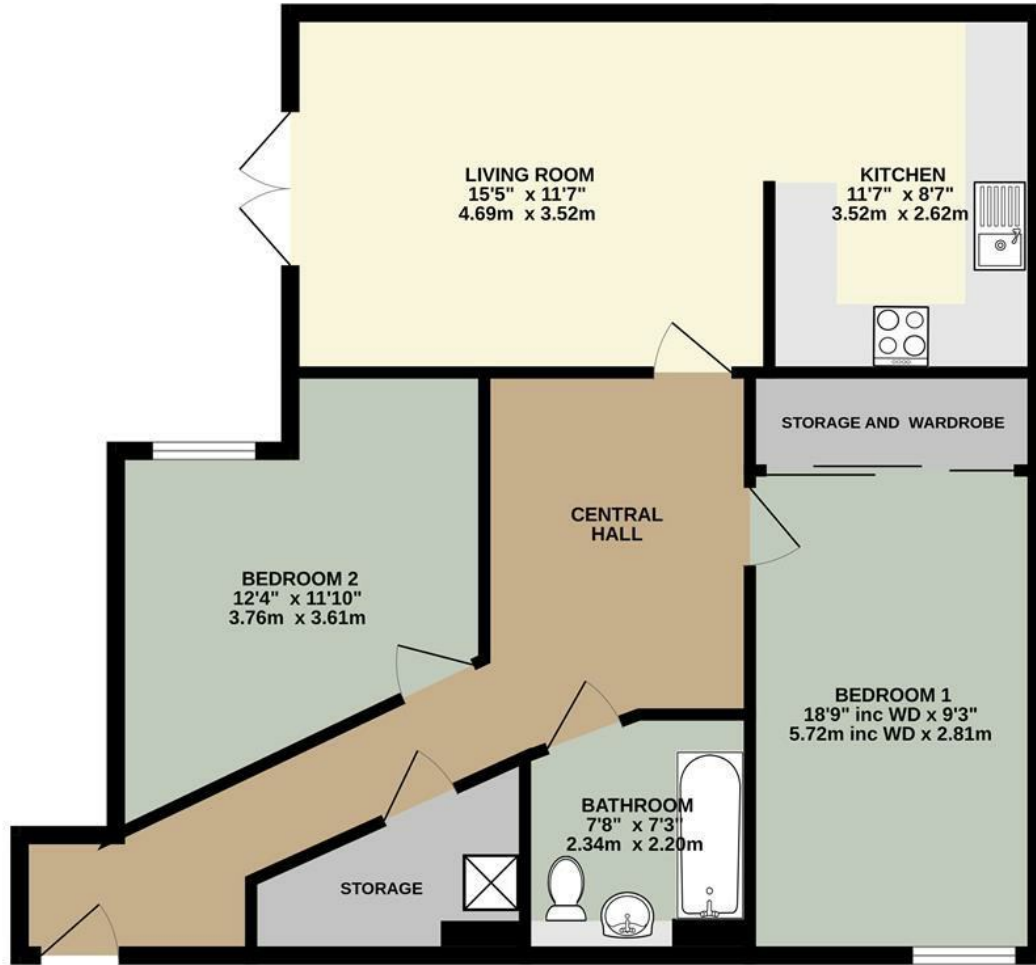


## Parking

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.

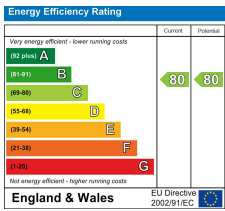
Residents are also eligible for an EDC parking permit which is valid in the A zone in Friargate, central Penrith.

GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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