

**WILKES
GREEN
HILL**

Residential
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Letting Agents

42 Rampkin Pastures, Appleby, CA16 6RL



- **Ground Floor Apartment on the Edge of Appleby**
- **Living Room , Dining Kitchen, 2 Bedrooms + Bathroom**
- **Shared Garden with Drying Area + Shared Car Parking Area**
- **Economy 7 Heating + uPVC Double Glazing**
- **A Local Occupancy Restriction Applies**
- **Tenure - Leasehold Term 125 Years from 1995 with Peppercorn Rent**
- **Council Tax - Band A, EPC Rate - D**

Price £110,000

This smart ground floor apartment is located on the edge of the market town of Appleby, with accommodation comprising: Vestibule, Kitchen, Inner Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom with a shower over the bath. Outside there is shared parking area with the right to park a car, a shared garden and drying area. The property also benefits from electric heating and uPVC double glazing.

Location

From the centre of Appleby, head up Burroughgate and follow the road to the right and left around Appleby Castle. Take the second right turn into Colby Lane, Rampkin Pastures is on the left hand side and number 42 is in the last block.

Amenities Penrith

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away.

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. The vendor informs us that there is a 125 year lease from 1/3/1995 with a peppercorn ground rent and an annual service charge of approximately £260 which includes the buildings insurance.

The council tax in band A

There is a S157 Local Occupancy Restriction on this property which requires that any potential purchaser must have had either his/her place of work or his/her only or principal home in Cumbria throughout the three years immediately preceding an application for consent to purchase, The property is also required to be the purchasers only principal home.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Vestibule

A built in cupboard houses the electric meter and consumer unit. The vestibule is open to the;

Kitchen 13' x 8'1 (3.96m x 2.46m)

Fitted with a range of gloss white fronted units and a quartz work surface incorporating a 1 1/2 bowl composite single drainer sink and mixer tap. The kitchen is equipped with an electric oven, a ceramic hob with glass splash back and cooker hood above, an integrated fridge freezer and plumbing for a dishwasher. There is a uPVC double glazed window and a part glazed door to the;



Inner Hall

Having a recessed store cupboard and doors off.

Living Room 12'8 x 11' (3.86m x 3.35m)

Having oak laminate flooring, a night storage heater and a uPVC double glazed window. There is a recessed shelved cupboard, a TV point, telephone point and a door to the;



Rear Lobby

There is a walk-in store with light and a uPVC double glazed window.

Bedroom One 8'7 x 13'8 (2.62m x 4.17m)

Having a wall mounted electric panel heater and a uPVC double glazed window.



Bedroom Two 11'4 x 7' (3.45m x 2.13m)

Having oak laminate flooring, a telephone point and a uPVC double glazed window.



Bathroom

Fitted with a contemporary three-piece suite having a Mira electric shower over the bath and marine boarding around. A built-in airing cupboard houses the hot water tank and there is a chrome heated towel rail, extractor fan and a uPVC double glazed window.



Outside

There is a right to park a car in the shared car park.

Buy the front door there is a bin/recycling store and outside tap.

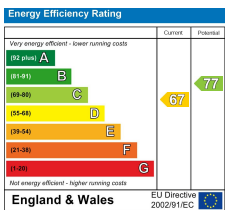
A granite chipped shared garden area with tarmac path extends around the front side and rear of the property.



GROUND FLOOR



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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