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GREEN
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Residential
Estate Agents
Letting Agents

17 Castle Foundry, Penrith, Cumbria, CA11 7DH



- **Stylish and Immaculate Duplex Apartment Close to the Town Centre**
- **Lovely Views Across the Park and Penrith Castle**
- **Large Living Room + Dining Kitchen**
- **3 Double Bedrooms, 1 En-Suite Shower + Bathroom**
- **Open Garage Parking with Lockable Store**
- **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Tenure - 999 year lease from 2010 EPC - B. Council Tax - C**

Price £200,000

Castle Foundry is located in the centre of Penrith, overlooking the park and Penrith Castle modern apartment building. Number 17 is a stylish second floor duplex with accommodation comprising: Hallway, 2 Reception Rooms, Dining Kitchen, 2 Double Bedrooms, a Bathroom and an En-Suite Shower Room. The apartment building is set around a private courtyard area with a visitor's parking spaces and access to an Open Garage with a Lockable Store Room. The property benefits from Gas Central Heating via a Condensing Boiler and is fully double glazed, giving an impressive EPC rate of B

Location

On foot from Wilkes-Green + Hill office, walk across Great Dockray Car Park and through the gate marked as Fallowfield Court. Walk through the passageway to West Lane. Cross over West Lane into Neville Avenue and turn right into Warwick Place. Walk through the old foundry yard and past the security gate into the courtyard.

Castle Foundry can also be approached off Castlegate, allowing quick access to the railway station, Booths, Morrison's etc.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A1 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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.

Tenure

The vendor informs us that the property is leasehold with a 999 year lease from 1st January 2010 and a current annual service charge £625. The council tax band is band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Via a communal hallway and through a solid wood door to;

Hall 6'9 x 15'8 (2.06m x 4.78m)

Two uPVC double glazed windows give good natural light. Stairs lead to the upper floor and a built in cupboard housing a Worcester gas fired condensing combi boiler providing the hot water and central heating. There is a security entry phone and a double radiator.



Living Room 13'8 x 20'7 (4.17m x 6.27m)

An electric flame effect fire is set in an oak surround. A uPVC double glazed window and French doors look out over the park and Penrith Castle. The ceiling has recessed halogen downlights, there are two double radiators, TV and satellite points and a telephone point. There is access to an understairs store which houses the MCB consumer unit and a door opens into the:



Dining Kitchen 9'11 x 11'4 (3.02m x 3.45m)

Fitted with a range of wood effect fronted wall and base units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and ceramic hob with a stainless steel and glass extractor hood and a built in fridge freezer, washing machine and dishwasher. A uPVC double glazed window faces to the front has a view across Penrith to Beacon Edge. The ceiling has recessed LED downlights, there is a double radiator and a wall point for a TV.



Bedroom Three/ Study 9'4 x 9'10 (2.84m x 3.00m)

Currently used as a study, there is a double radiator, a TV point and uPVC double glazed window to the rear overlooking the park and Penrith Castle.



Bathroom 6'10 x 5'11 (2.08m x 1.80m)

Fitted with a white toilet, wash basin set in a vanity unit, with a cabinet below and concealed cistern, and a bath with a mains fed shower, tiles around and a clear screen. The floor is laminate tiled, the ceiling has recessed downlights and there is a chrome heated towel rail, an extractor fan and an electric wall light point above the wash basin.



Upper Floor - Landing

A double glazed velux gives natural light.

Bedroom One 20'1 x 11'11 (6.12m x 3.63m)

A uPVC double glazed dormer window to the rear looks over castle park. There is a double radiator, a TV point and telephone point. There is access to two storage spaces and a door opens into the;



Bedroom Two 18'1 x 11'3 + 7'2 x 3'10 (5.51m x 3.43m + 2.18m x 1.17m)

The ceiling opens to the apex having a double glazed velux window to the front looks over Penrith and to the rear looks over the park. There is a double radiator, a TV point and two low doors give access to the eaves storage.

En-Suite 11'x 3'2 (3.35mx 0.97m)

Fitted with a white toilet, a wash basin and a shower enclosure having waterproof boards to three sides and a mains fed shower. There is a double glazed velux, a chrome heated towel rail and an extractor fan.

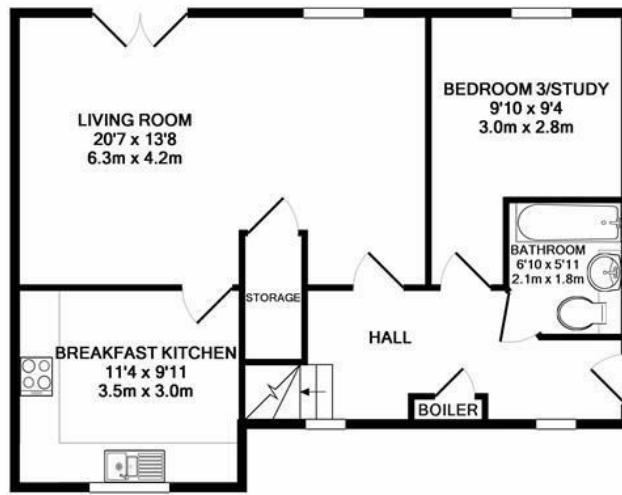


Outside

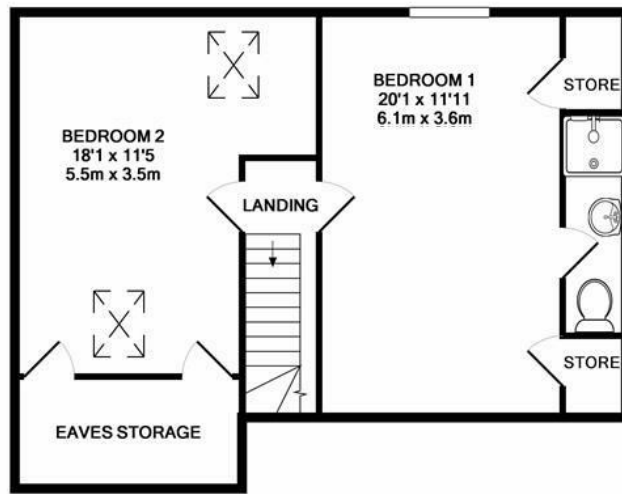
There is a shared courtyard with access to a private open garage with a lockable store room as well as 3 visitor spaces.

To the rear of the building, accessible from the communal stairwell, is a gravelled garden area which is available to the residents and overlooks the park and Penrith Castle





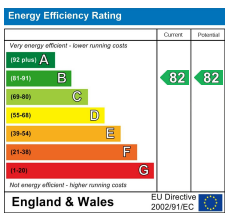
ENTRANCE FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)



UPPER LEVEL
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 SQ.M.)

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