

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

7 Windsor House Mardale Road, Penrith, CA11 9DG



- **Modern Energy Efficient Duplex Apartment**
- **Spacious Well Presented Accommodation Throughout**
- **Open Plan Living/Dining/Kitchen + Cloakroom**
- **3 Bedrooms + Bathroom**
- **Economy 7 Heating + uPVC Double Glazing**
- **Allocated Parking Space**
- **Tenure - Leasehold 999years from October 2004**
- **EPC Rate - C. Council Tax Band - B**

Price £147,500

Situated in the Castletown district of Penrith, 7 Windsor House is a modern and spacious duplex apartment, circa 780 sq ft, offering stylish, comfortable and efficient accommodation comprising: Hallway, Open Plan Living Room with Kitchen, Cloakroom, 3 Bedrooms and a Bathroom. The apartment building enjoys an Open Southerly Aspect with a far reaching view across the neighbouring businesses to the Lakeland Fells. This apartment also benefits from Economy 7 Heating and uPVC Double Glazing which combine to give an EPC rating of C.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout (second exit) and take the first exit at the next. Follow the road for approximately 1/2 a mile and turn left into Greystoke Road, left again into Greystoke Park Road. At the first T junction turn left and left again at the second. This will bring you to the rear access of Windsor House.

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 Economy 7.

Tenure

The vendors have informed us that the property is leasehold with a term of 999 years from October 2004. The leaseholders own the freehold by way of a management company. The current service charge is £1,200 pa, paid in 2 instalments.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

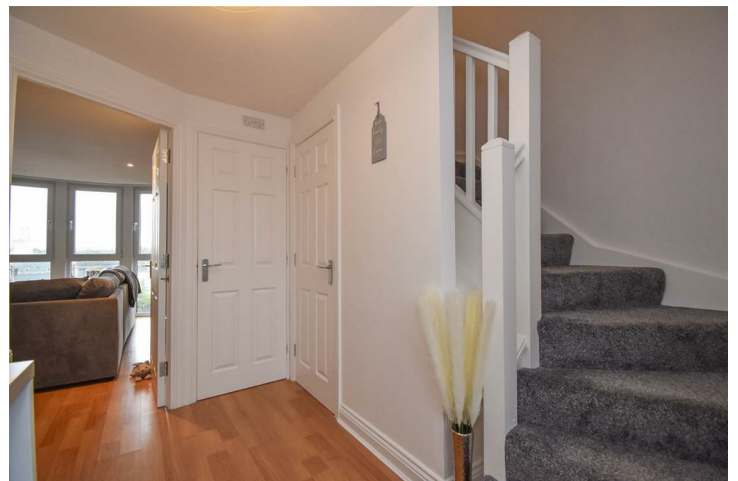
ACCOMMODATION

Entrance

Apartment 7 is on the second floor and can be accessed by stairs to a shared balcony across the building with a uPVC double glazed door to the hallway.

Hallway

Stairs lead to the first floor with a cupboard below which also houses a pressurised hot water tank. The flooring is laminate, there is a night storage heater and doors lead off to the cloakroom and:



Open Plan Living Room 20'7 (max) x 19'1 (6.27m (max) x 5.82m)

A large floor to ceiling South facing uPVC double glazed bay window enjoys an open outlook across the surrounding businesses to the Lakeland Fells.



The kitchen is fitted with a range of pale wood effect units and a dark work surface incorporating a stainless steel single drainer sink with mixer taps and a tiled splash back. There is a space for a slot in electric cooker, for an upright fridge freezer and plumbing for a washing machine



The ceiling has recessed downlights and there is a TV aerial and satellite point and a fan assisted night storage heater.



Cloakroom

Fitted with a white toilet and corner wash hand basin. The flooring is ceramic tiled and there is an extractor fan



Upper Floor - Landing

Bedroom One 10'10 x 10'2

A uPVC double glazed window enjoys the open outlook to the Lakeland Fells and there is a TV aerial point.



Bedroom Two 10'10 x 8'7

A uPVC double glazed window enjoys the open outlook to the Lakeland Fells and there is a TV aerial point.



Bedroom Three 9'5 x 7'

A uPVC double glazed window faces to the rear and there is a telephone point.



Bathroom 6'2 x 7'11

Fitted with a contemporary double ended bath with waterfall taps, a mains fed shower over and tiles around. There is a toilet and a wash basin set in a vanity unit with storage cabinets. There is an extractor fan and a uPVC double glazed window.



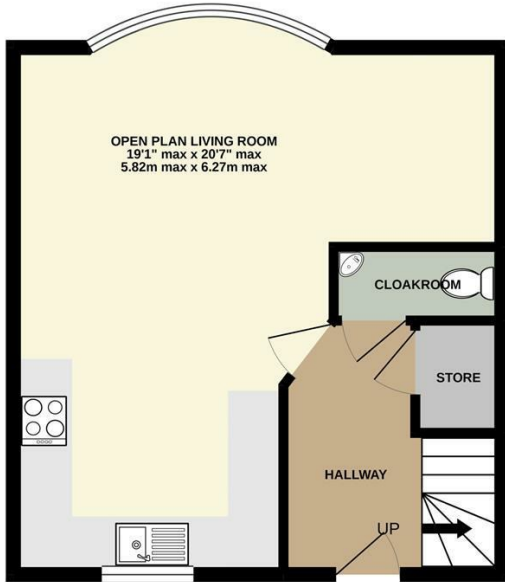
Outside

To the front of the building there is an allocated parking space.

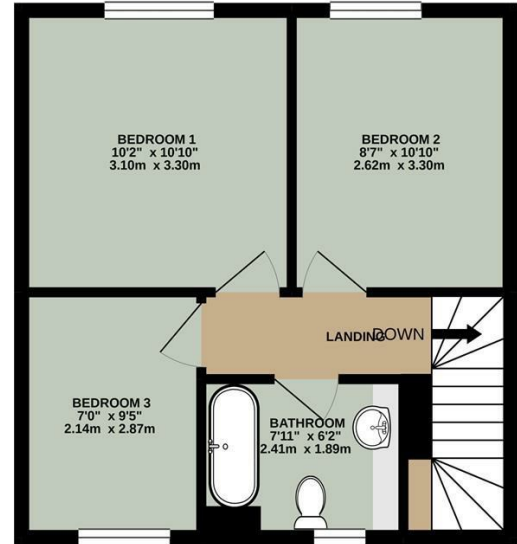
A security gate to each side of the building leads to a gravelled yard to the rear where there is an external staircase leading to the apartment.

Windsor House can also be accessed from Greystoke Park Road where there is on some street parking available.

LOWER FLOOR
402 sq.ft. (37.4 sq.m.) approx.

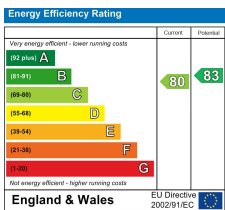


UPPER FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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