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## **Apartment 2, Brunton House, Brent Road, Penrith, Cumbria, CA11 8AN**



- **Smart, Stylish and Spacious Ground Floor Apartment**
- **Desirable Location with Excellent Access to the Town Centre and Beacon Edge**
- **Open Plan Living Room/Dining Kitchen**
- **2 Double Bedrooms + Shower Room**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **On Street Parking Available**
- **Tenure - Leasehold, 999 Years from January 2019**
- **Council Tax Band - B. EPC - C**

**Price £150,000**

In a convenient and desirable location on Fell Lane, within easy access to the town centre and onto Beacon Edge, 2 Brunton House is one of a pair of apartments offering comfortable, smart and stylish accommodation comprising: Entrance Hall, Open Plan Living Room/Dining Kitchen, 2 Double Bedrooms and a Shower Room. The property also benefits from uPVC Double Glazing and Gas Central Heating.

### **Location**

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts onto Fell Lane. Drive up the hill for 400 m and turn right into Brent Road.

### **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, gas and electricity are connected to the property.

### **Tenure**

The property is leasehold. The vendor informs us that there is a 999 year lease from 1/1/2019. The buildings insurance is shared equally with the first floor apartment and is currently £600 in total per annum.

The council tax in band B.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

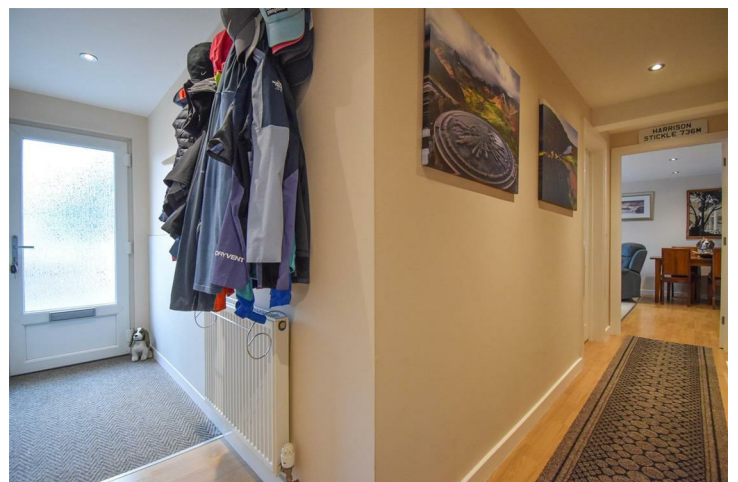
## **ACCOMMODATION**

### **Entrance**

Through a uPVC double glazed door to the;

### **Hall**

Having laminate flooring, recessed downlights and a single radiator. A built in cupboard houses the Worcester gas fired condensing combi boiler which provides the hot water and central heating.



**Open Plan Living Room 20'4 x 12'1 (6.20m x 3.68m)**

A large uPVC double glazed window faces to the front providing a high degree of natural light. The floor is laminate, the ceiling has recessed downlights and there are two double radiators, a TV point and internet connection.



The kitchen is fitted with cream cottage style units and a stone effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splash back. The kitchen is equipped with a built in electric oven and ceramic hob with a cooker hood above, an integrated fridge and freezer and plumbing for a washing machine. A built in cupboard houses the MCB consumer unit and the electric meter.



**Bedroom One 12'4 x 9'6 (3.76m x 2.90m)**

Having recessed down lights, a double radiator and a uPVC double glazed window to the front.



### **Bedroom Two 9'5 x 11'8 (2.87m x 3.56m)**

Having recessed down lights, a double radiator and a uPVC double glazed window to the front.



### **Shower Room**

Fitted with a large shower enclosure having marine boarding to 3 sides and a mains fed rainwater and a hand held shower heads. The toilet and wash basin are set in a vanity unit with a concealed cistern and storage cabinets. The ceiling is PVC panelled with recessed downlights and the floor is tiled. There is a mirror with light, a heated towel rail and extractor fan.

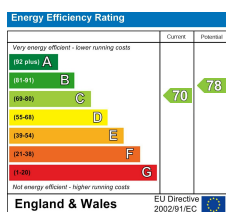


On street parking is available to the front of the apartment.

## GROUND FLOOR



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