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## **Flat 7, Red Gables, Shap, Cumbria, CA10 3NL**



- **Smart and Stylish Converted 1st Floor Apartment**
- **Traditional Building in a Village Location Between Penrith and Kendal**
- **Open Plan Living Room + Kitchen**
- **Two Double Bedrooms + Bathroom**
- **Private Parking Space**
- **Excellent Access to the Lake District National Park**
- **Fully Double Glazed and Electric Central Heating**
- **Tenure - Leasehold, 250 Years from 2010 - Council Tax Band A - EPC Rate E**

**Asking price £130,000**

In the heart of this well serviced village between Penrith and Kendal and have excellent links to the Lake District National Park as well as the Westmorland Dales, 7 Red Gable is a smart and stylish first floor apartment converted from the former school library. The light and airy accommodation comprises: Kitchen open into the Living Room, 2 Double Bedrooms and a Bathroom with a shower over the bath. There is a Private Parking Space. The apartment also benefits from Double Glazing and Electric Central Heating via a Fusion E10 Combi Boiler.

### **Location**

From Penrith travel South on the A6 to Shap travel through the village the property is on the right hand side next to The Old Courthouse.

### **Amenities Penrith**

In the village of Shap there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater. Main facilities are in Penrith, approximately 10 miles.

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. The Council Tax is band A

### **Tenure**

The property is leasehold. The vendor informs us that there is a 250 year lease from 2010 and that the ground rent is £20 per annum with a service charge of £1120.33 per annum which includes the buildings insurance and upkeep of the communal areas.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a broad solid timber double doors to the;

### **Communal Hall**

A built in cupboard to one side houses the electric meters and stairs lead to the first floor landing with a wooden door opening to the;

### **Hall**

With a radiator, two wall light points, a security entry phone, doors off to the main bedroom, bathroom and boiler cupboard and a double glazed Velux window.

The boiler cupboard houses a "Fusion E10" electric boiler providing the hot water and central heating. The hallway is open to the;

**Kitchen 7'2 x 8'5 (2.18m x 2.57m)**

Fitted with a range cream fronted units with a grey flecked work surface incorporating a stainless steel single drainer sink and mixer tap. There is a built in electric oven and ceramic hob with a cooker hood above, an integrated fridge and plumbing for a washing machine. There are recessed downlights to the ceiling and the kitchen is open to the;

**Open Plan Living Dining Room 18'9 x 10'1 min, 16'7 max (5.72m x 3.07m min, 5.05m max)**

A double glazed window and double glazed French doors face to the rear and open to a glass Juliette balcony overlooking the neighbouring houses and the countryside beyond. There are recessed down lights to the ceiling, a radiator and a TV/Satellite/telephone point. A door leads to the second bedroom.

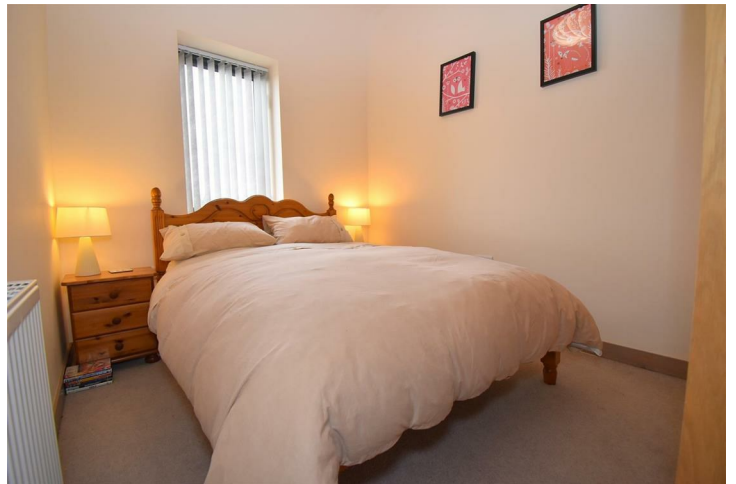


**Bedroom One 12'8 x 10'9 (3.86m x 3.28m)**

Having double glazed windows to two sides, a radiator, telephone point and TV point. There is an attractive, exposed pitch pine beam to the ceiling.

**Bedroom Two 11'4 x 8' (3.45m x 2.44m)**

Having a double glazed window to the rear, a radiator and a TV point.

**Bathroom 8'2 x 5' (2.49m x 1.52m)**

Fitted with a white toilet and wash basin set on a storage cabinet with a shaver socket/light above. There is a panelled bath with mixer shower taps and tiles around, a radiator, an electric point for a heated towel rail and an extractor fan.

**Outside**

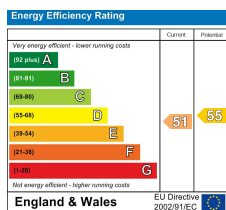
To the front of the building there is a shared car park with allocated parking.

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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