

## **15 Castle Foundry, Penrith, CA11 7DH**



- **Modern Apartment Close to the Town Centre**
  - **Lovely Views Across the Park and Penrith Castle**
  - **Open Plan Living, Dining and Kitchen**
  - **2 Double Bedrooms, 1 En-Suite WC + Shower Room**
  - **Open Garage Parking with Lockable Store**
  - **Shared Terrace Across the Rear of the Building with a Southerly Aspect**
  - **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
  - **Tenure - 999 year lease from 2010 EPC - TBC. Council Tax - C**
- Price £160,000**

Castle Foundry is located in the centre of Penrith, overlooking the park and Penrith Castle modern apartment building. Number 15 has accommodation comprising: Hallway, Open Plan Living Dining and Kitchen, 2 Double Bedrooms, 1 with En-Suite and a 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. Across the rear of the building there is a large shared Terrace overlooking the park and with a southerly aspect. The property benefits from Gas Central Heating via a Condensing Boiler and is fully uPVC Double Glazed.

### **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, 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. Council Tax Band - B

### **Tenure**

The property is leasehold. The vendor informs us that there is a 999 year lease from 2010 with a service charge of £625 per annum which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

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

### **Hallway**

There is a double radiator, a uPVC double glazed window to the front, a security entry phone a built-in cupboard housing the Worcester condensing combi boiler providing the hot water and central heating. Oak doors lead off.

**Open Plan Living Room Kitchen 23'10 x 11'4  
(7.26m x 3.45m)**

The kitchen area is fitted with a range of pale wood effect fronted units and a granite effect worksurface incorporating a one and a half bowl, stainless steel single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and ceramic hob with extractor hood, an integral fridge freezer, a dishwasher and a washing machine. A PVC double glazed window looks out across the Penrith rooftops to the Beacon, the flooring is vinyl and there is a double radiator.



uPVC double glazed French doors open out onto the rear terrace having a lovely outlook to Penrith Castle. The ceiling has recessed lights, there is a double radiator, a TV/satellite and telephone point.



**Bedroom One 12' x 9'1 (3.66m x 2.77m)**

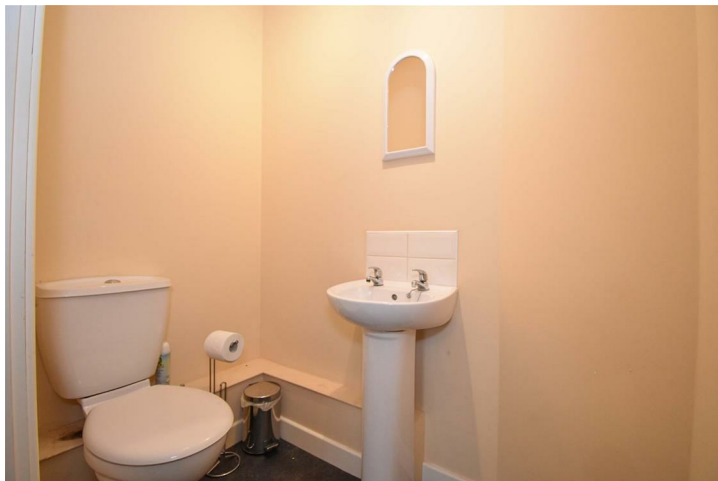
A uPVC double glazed window with integral blinds faces onto Penrith Castle and there is a double radiator, TV point and a telephone point.





### **En-Suite WC**

Fitted with a toilet, a wash basin and an extractor fan.



### **Bedroom Two 9'5 x 9'6 (2.87m x 2.90m)**

A uPVC double glazed window faces to the rear overlooking the castle. There is a double radiator and a TV point



### **Shower Room**

Fitted as a wet room with the wash basin and toilet set in a vanity unit with concealed cistern and storage cupboards. There is moulded waterproof flooring with a drain point, a mains fed shower over and marine boards around. There is a heated towel rail, an extractor fan and a uPVC double glazed window.



## Outside

Outside, to the front of the building is a shared block paved courtyard which gives access to the covered parking space and to the central shared hallway.



To the rear of the building is a shared terraced garden area accessed from a central doorway from the main hall as well as through the French doors from the living room.

The rear terrace enjoys a lovely open outlook onto Penrith Castle and enjoys the afternoon and evening sunshine.



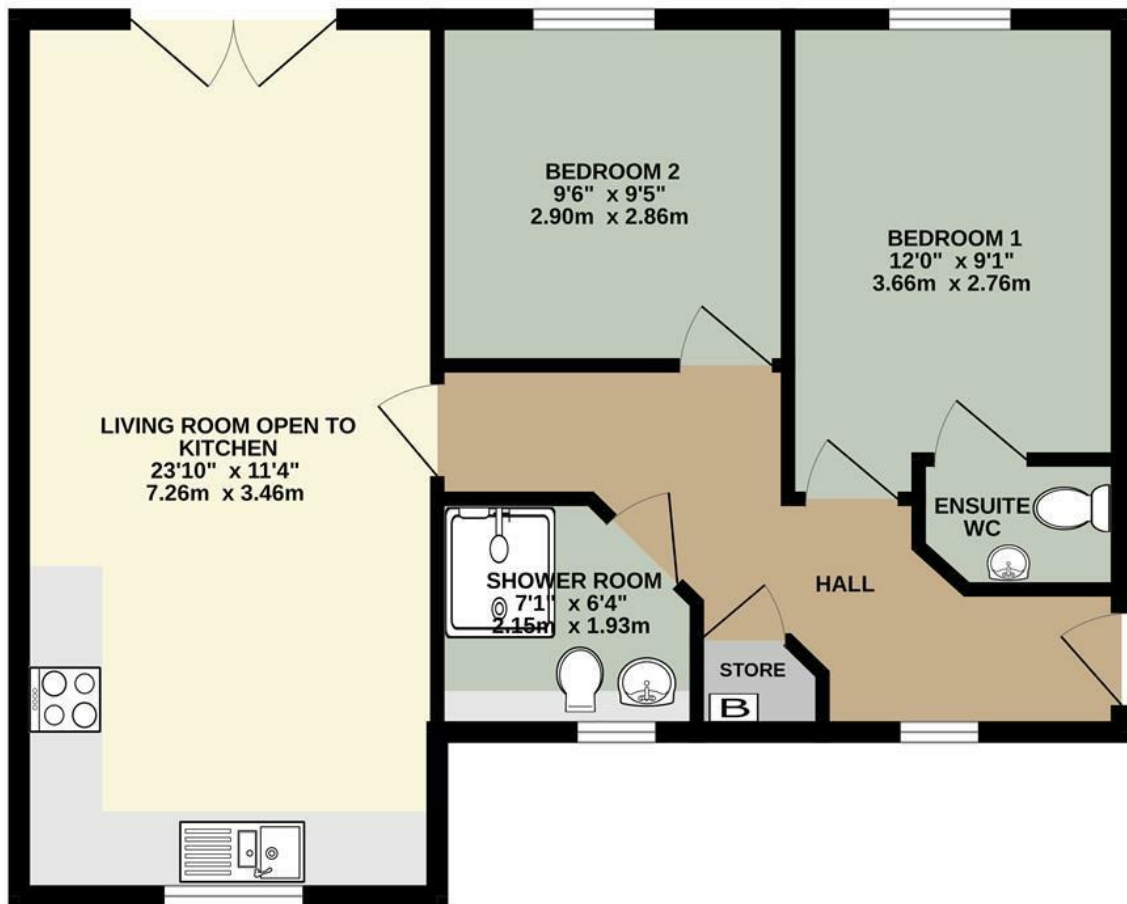
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The Right Advice (Bulman Pollard) Carlisle

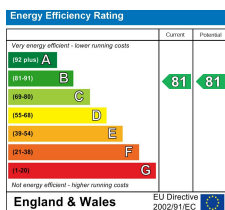
Average referral fee earned in 2024 was £253.00

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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