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Residential  
Estate Agents  
Letting Agents

## **39, Newton House Newton Road, Penrith, CA11 9FY**



- **Modern Second Floor Apartment with Lift Access**
- **Independent Living for the Over 65's in a Community Setting**
- **Great View Across Penrith to the Lakeland Fells**
- **Living Room, Kitchen, 2 Bedrooms + Large Shower/Wet Room**
- **Access to Optional, Tailored Care and Support + A Range of Social Activities On-Site**
- **Local Occupancy Restriction Applies**
- **Tenure - Leasehold 999 years from 2021**
- **EPC Rate - B, Council Tax Band - B.**

**75% Shared ownership £120,000**

Perfectly suited to the elderly who wish to retain independence, yet benefit from being part of a lively and active community whilst having the support of a team of staff with varying care packages available, dependent upon needs. Designed for the over 65's (55 if living with a care need) 39 Newton House is a modern apartment with lift access and accommodation comprising: Hall, Living Room, Kitchen, 2 Bedrooms & Large Shower/Wet Room. The property also benefits from gas central heating via a condensing boiler and is fully double glazed.

Apartment 39 enjoys a lovely long reaching view across Penrith to the Pennines.

Newton House has been designed to provide fully accessible facilities for both residents and visitors, which include: Restaurant, Hair salon, Residents' lounge, Communal Garden with outdoor seating areas, En-suite Guest Room, Laundry and Assisted Bathing Suite

### **Location**

Newton House is located on Newton Road.

Newton House offers a great location for a quieter pace of life, with Penrith town centre only 0.9 miles away and a train station only 0.6 miles from the development. A local bus service runs from Newton House to Penrith town centre.

### **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. Council Tax Band B

### **Tenure Leasehold**

The vendor informs us that the property is leasehold being a 999 year lease from 1st April 2021. There is a peppercorn ground rent and a current monthly service charge of £358.77 This includes the lighting, heating, maintenance and cleaning of the communal areas and gardens, external window cleaning, buildings insurance and estate management. Includes the payment towards the Housing Manager and hardware for the emergency call system that are housing benefit eligible. It also includes the sinking fund, the cost of which you can elect to defer until you sell your home, to keep costs down whilst living at Newton House. The sinking fund is used to offset the cost of major repairs or replacements in the future (for instance, roof, windows, lifts).

There are additional support charges of £18.62 per month

Core support charge - £28.80 per week.— This ensures staff are on-site 24 hours a day to assist in an emergency but is not part of the planned personal care. Although not everybody will use this, it is available when needed.

### **Optional Charges**

Personal and domestic care and support £18.56 Per Hour  
£27.92 per hour weekend and Bank Holiday charges

These prices are valid until 1st April 2025.

A local occupancy applies to the property and any prospective purchaser must be over 65 (or 55 if they have a care need) and should have a housing need. The property should be their only residence.

The local occupancy requires a 3 year residency in Cumbria by either the resident or the supporting family .

On the re-sale of the property the owner will be required to to pay Housing 21:

A fixed admin fee of £490 + Vat or 0.5% of the full market value + Vat

Fixed nomination fee of £1090 + Vat or 1% of the sale price + Vat ( only payable if H21 nominate a buyer to you within 8 weeks of you giving notice to sell). Charges are reviewed annually in line with the Retail Price Index

These charges are correct as of 1/4/22 but are subject to annual review.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **ACCOMMODATION**

#### **Entrance**

Through a communal hallway with a security entry phone system and lift access to the second floor.

**Hall 7'5 x 6'3 + 4'9 x 7'3 (2.26m x 1.91m + 1.45m x 2.21m)**

With space for a console table and mobility aide as well as having a recessed coat cupboard and a security entry system with screen and communication system between apartments.

Doors off to the bedrooms, shower room and there is a broad opening to the;



**Living Room 14'7 x 10'3 (4.45m x 3.12m)**

Having a uPVC double glazed window and door to a Juliette balcony with a south westerly aspect and views to the Pennines. There is a double radiator, a TV/satellite point and telephone point. The room is open to the;



**Kitchen 8'4 x 12'9 (2.54m x 3.89m)**

Fitted with a range of gloss fronted units with a wood effect work surface incorporating a 1 1/2 bowl single drainer sink and mixer tap. There is a built-in electric oven with eye-level grill and ceramic hob with stainless steel splash back and cooker hood above, space for an upright fridge freezer and space for a further appliance.

**Bedrom One 14'7 x 11'3 (4.45m x 3.43m)**

There is a double radiator, a TV aerial point and telephone point. A uPVC double glazed window looks across Penrith to the Pennines and a door opens to the;

**Shower Room 8'2 x 9'8 (2.49m x 2.95m)**

Fitted with a toilet, a wash basin and a no step shower area with mains fed shower. There is a chrome heated towel rail and an emergency pull chord. A second door leads to the hall.



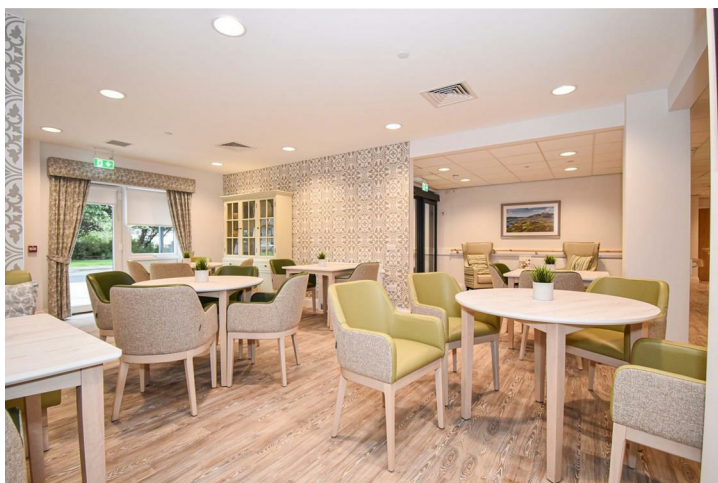
### **Bedroom Two 9'11 x 7'3 (3.02m x 2.21m)**

A built in cupboard houses the Vaillant gas fired condensing boiler providing the hot water and central heating. There is a TV point, a double radiator and a uPVC double glazed window with views across Penrith to the Pennines.

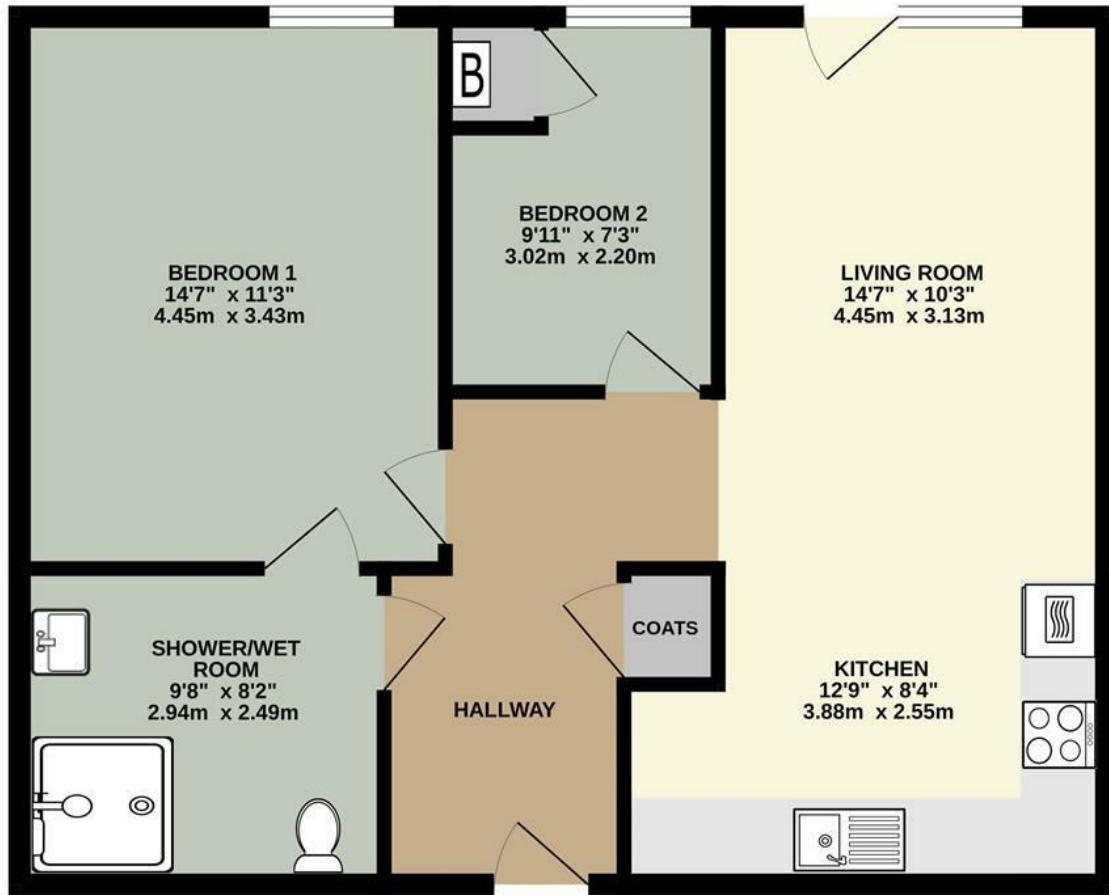


### **Communal Facilities**

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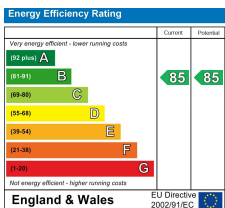


GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)

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9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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Registered Office: 9 + 10 Angel Lane, Penrith

