

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

20 Tynefield Court, Bridge Lane, Penrith, CA11 8HJ



- **Modern First Floor Apartment**
- **Convenient Yet Peaceful Location Close to Penrith Town Centre**
- **Living Room, Kitchen, 2 Bedrooms + Shower Room**
- **Communal Grounds and Car Parking**
- **uPVC Double Glazing + Modern Night Storage Heaters**
- **Tenure - Leasehold, Details to be Confirmed**
- **Council Tax Band - B. EPC - TBC**

Price £135,000

Just 600 metres South of the town centre and yet set in a well spread out development set in a quiet side lane, 20 Tynefield Court is an ideal first floor flat with smart and stylish accommodation comprising; Communal Hallway, Hall, Living Room, Kitchen, 2 Bedrooms and a Shower Room. The apartment buildings, in blocks of 4, are set in spacious communal gardens, mainly to grass and there is shared car park with one space allocated to each property. The current owner has carried out many updates to the apartment including; refitting the kitchen and shower room, uPVC double glazing and updating the storage heaters to make this a comfortable and easily to live with home in an convenient yet peaceful position.

Location

From the centre of Penrith, head South on King Street, drive through both sets of traffic lights into Bridge Lane and turn left into Tynefield Court.

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 Economy 7

Tenure Leasehold

The property is leasehold. The vendor informs us that the lease is currently in the process of being extended to 999 years and that the ground rent is peppercorn with a service charge of £840.00 per annum (£70 per month) which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company.

The council tax in band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a shared central hallway and a door to the;

Hall

Having recessed coat cupboard, a ceiling trap to the loft space and a modern panel wall heater.

Living Room

There is a modern night storage heater, a TV point and uPVC double glazed windows to two sides. A door opens to the;



Kitchen

Fitted with a range of wood effect shaker style units and a granite effect work surface incorporating a stainless steel single drainer sink with granite effect splash back. There is a built in electric double oven and ceramic hob with cooker hood, a built in fridge freezer and plumbing for a washing machine and dishwasher. To one corner is a larger cupboard which also houses an updated hot water system. A uPVC double glazed window faces to the front.



Bedroom One 11'3 x 12' (3.43m x 3.66m)

Having a modern night storage heater and uPVC double glazed window to the rear.



Bedroom Two 7'11 x 8'10 (2.41m x 2.69m)

Having a panel wall heater and uPVC double glazed window to the rear.



Shower Room

Fitted with a toilet having a concealed cistern, a wash basin with store cabinet above and below and a large shower enclosure with a Mira electric shower and marine boarding to two sides. There is a wall mounted fan heater and an extractor fan.



There is an unallocated parking for one car.

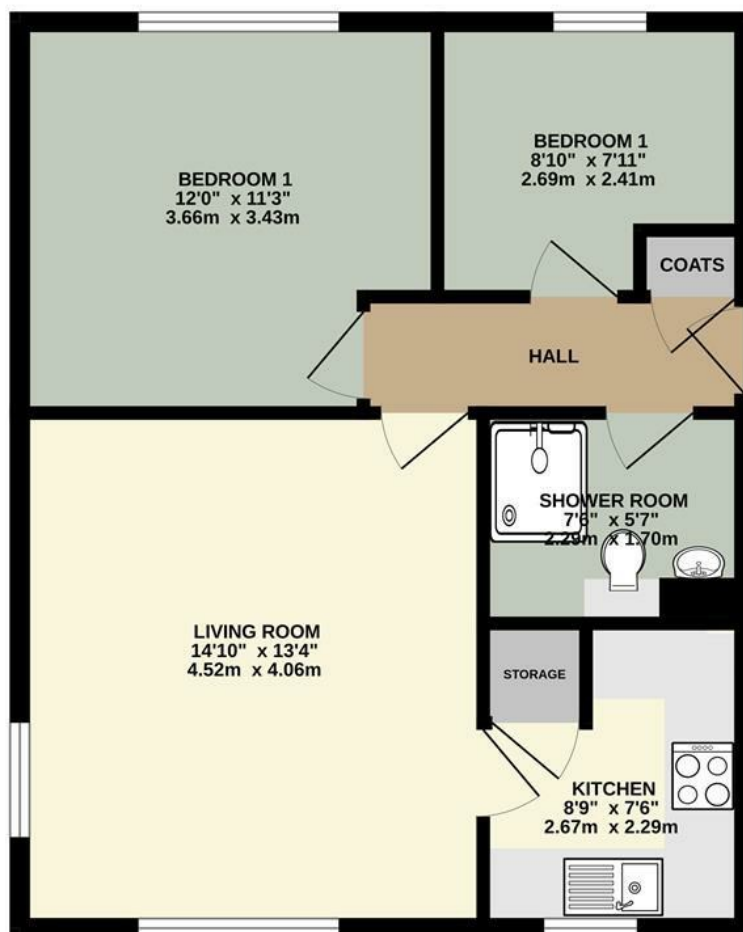


The grounds are to lawn with shared drying areas and bin stores.



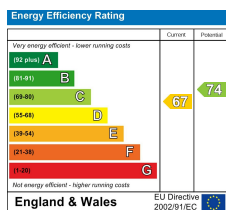


GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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