

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Flat 1 & 2 Kingdom Hall Scotland Road, Penrith, CA11 7NW



- **2 x 1 Bedroom Apartments in a Converted Former Kingdom Hall**
- **In Need of General Improvement/Updating**
- **Potential to Convert to a Large Single Dwelling**
- **Convenient Location for Penrith Town Centre**
- **Excellent Potential for a Landlord/Investor**
- **Tenure - Freehold. Council Tax Band - A per unit**
- **EPC - Flat 1 - N/A. Flat 2 - C**

Asking price £160,000

This former Kingdom Hall was converted around 1990 into 2 spacious apartments. More recently, the ground floor apartment has fallen into disrepair and is currently uninhabitable, creating an opportunity for an investor/landlord to buy the building and carry out the necessary repairs and upgrades, giving 2 roomy units ideal for the rental market, or even to create a large home over 2 floors with well over 1100 sq ft of living space and potentially with a small back yard.

Location

From the centre of Penrith, head North on the A6, Stricklandgate, which becomes Scotland Road. Number 1 and 2 Kingdom Hall are on the left.

The what3words position is; backfired.dote.raced

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.

This property is subject to a restriction whereby no [part on the property can be used for the manufacture, distribution, sale or supply of intoxicating liquors or as a public Dance Hall or for any purpose in connection with gambling.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The property is freehold and the council tax is band A

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a broad arched timber panel door to the;

Vestibule

A built-in cupboard houses the MCB consumer unit together with the gas and electric metres. Doors open to the first floor stairs and to the ground floor.

Ground Floor

The ground floor apartment is currently uninhabitable as the roof over the bathroom is in serious disrepair

Living Room 17'6 x 15'7 (5.33m x 4.75m)

Having a window to the front, a double radiator and doors to the back room and;

**Kitchen 12'10 x 8'2 (3.91m x 2.49m)**

A stainless steel single drainer sink is set in a base unit. There is an electric cooker point, a single radiator and a window to the side. The wall mounted gas condensing Combi boiler provides the hot water and central heating and an arched timber panel door opens to a storeroom across the back of the building.

**Back Room 12'9 x 11'3 (3.89m x 3.43m)**

A round window provides borrowed light from the living room and there is a single radiator. An arched timber door opens to the;



Bathroom 5'3 min x 9'1 (1.60m min x 2.77m)

Fitted with a white three-piece suite and a single radiator.

**First Floor - Landing**

With an exposed timbers to the ceiling and a door to a;

Hall

With a single radiator, exposed timbers and doors off to the bedroom, bathroom and

Open Plan Living Room 17'1 x 19'9 (5.21m x 6.02m)

Having large exposed beams to the vaulted ceiling and an arched window to the front.

The kitchen area is fitted with white fronted base unit having a stainless steel, single drainer sink and an electric cooker point. A wall mounted gas condensing Combi boiler provides the hot water and central heating . There are two single radiators and a telephone point.



Bedroom 13'1 x 11'1 (3.99m x 3.38m)

The ceiling is vaulted with exposed roof timbers and arched window faces to the rear. There is a single radiator,

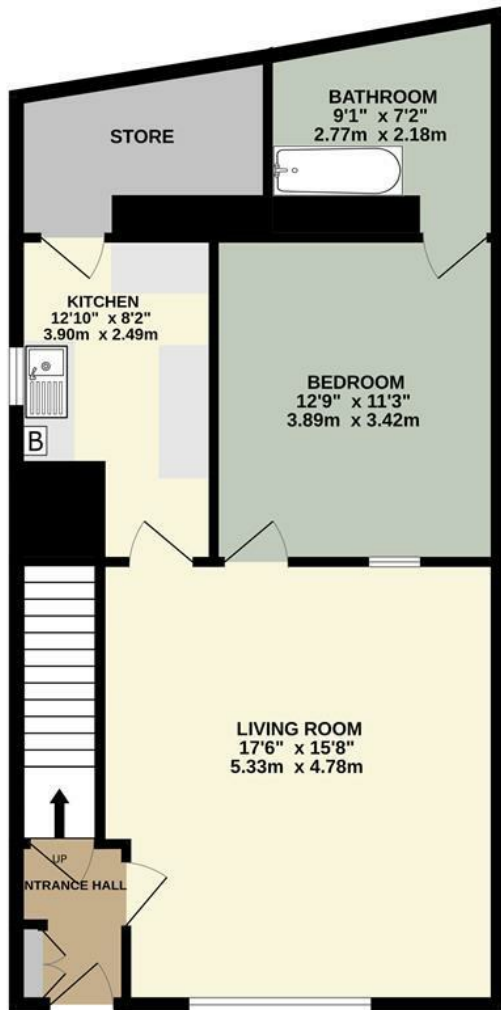


Bathroom 5'5 x 8'5 (1.65m x 2.57m)

Fitted with a white toilet, wash basin and bath with an electric shower over and tiles around. The ceiling is open to the apex with exposed roof timbers. There is an arched window to the rear and a single radiator.



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

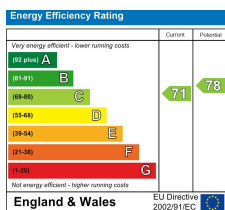


1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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