

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

6 Cross Lane, Penrith, Cumbria, CA11 9EW



- **Stylish Modernised First Floor Apartment**
- **Quiet Side Lane Yet Close to Penrith Town Centre**
- **Large Open Plan Living Room with Dining Area and Contemporary Kitchen**
- **2 Bedrooms, Bathroom + Laundry/Utility Room**
- **Shared Garden/Drying Area + Private Communal Car Park**
- **Gas Central Heating via a Condensing Boiler**
- **Tenure - Leasehold 125 years from 1995. EPC Rate - C. Council Tax Band - A.**

Price £130,000

Tucked away in a quiet lane, yet close to Penrith town centre, 6 Cross Lane is a smart, stylish and spacious first floor apartment with well presented accommodation comprising: Entrance Hall, Landing/Hallway, Open Plan Living Room/Dining room/Kitchen, 2 Bedrooms, a Bathroom and a Laundry Room. Outside there is a Shared Garden and Drying Area and the right to Park a Car. The apartment also benefits from Double Glazing and Gas Central Heating.

Location

From the centre of Penrith, head up Castlegate, cross over the 2 mini roundabouts and down Brunswick Road. Follow the road to the left at the bottom of the hill and move into the right hand lane. Follow around the hairpin bend then move into the left lane. Take the first left turn into Portland Place. At the mini roundabout, turn left into Drivers Lane. Drive into the "one way" section and Cross Lane is on the left.

There is also a passageway from Scotland Road leading to Cross Lane.

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.

Tenure

The vendor informs us that the property is leasehold being a 125 year lease from 12/1/1995 with a ground rent of £10 pa. The buildings insurance for 2025/26 are £240.99, payable to Eden Housing Association.

The council tax is band A.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through an open porch with a door to the;

Entrance Hall 9'10 x 5'8 (3.00m x 1.73m)

Stairs lead off to the first floor and a double glazed window at the half landing gives natural light.

Landing

Doors open to the laundry room and;

Hallway

Having a ceiling trap to the loft space, a recessed coat cupboard and a single radiator.

Open Plan Living Room & Kitchen 17'9 x 20'9

Double glazed windows face to the front and rear and there are two double radiators, a TV aerial point and a satellite lead.



The kitchen area is fitted with a range of gloss white fronted wall and base units and a dark grey wood effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer tap and tiled splashback. There is a built in Bosch electric oven and gas hob with an glass splashback and extractor hood. There is a built in fridge freezer and a dishwasher. The ceiling has recessed LED downlights and the kickboard has lights.

One of the wall units houses a Worcester gas fired condensing combi boiler which provides the hot water and central heating.



Bedroom One 8' x 14'2

Having a double glazed window, a double radiator and a wall point for a TV.



Bedroom Two 8' x 7'1

Having a double glazed window and a single radiator.



Bathroom 5'11 x 7'2

Fitted with a contemporary white suite, having a mains fed shower over the bath, waterproof panelling around and a clear shower screen. The wash basin is set in a cabinet. The ceiling has recessed LED down-lights. There is a chrome heated towel rail an extractor fan and a double glazed window.



Laundry Room 5'11 x 5'8

Having a work-surface to one side with shelves over, drawers below and plumbing for a washing machine and space for a tumble dryer. A double glazed window faces to the front.



Outside

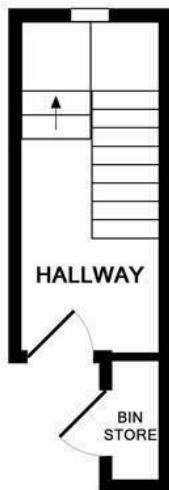
There is a bin store in the porch by the front door and a shared garden area with rotary clothes lines.

There is the right to park a car in a shared car park and a passageway leads onto Scotland Road.

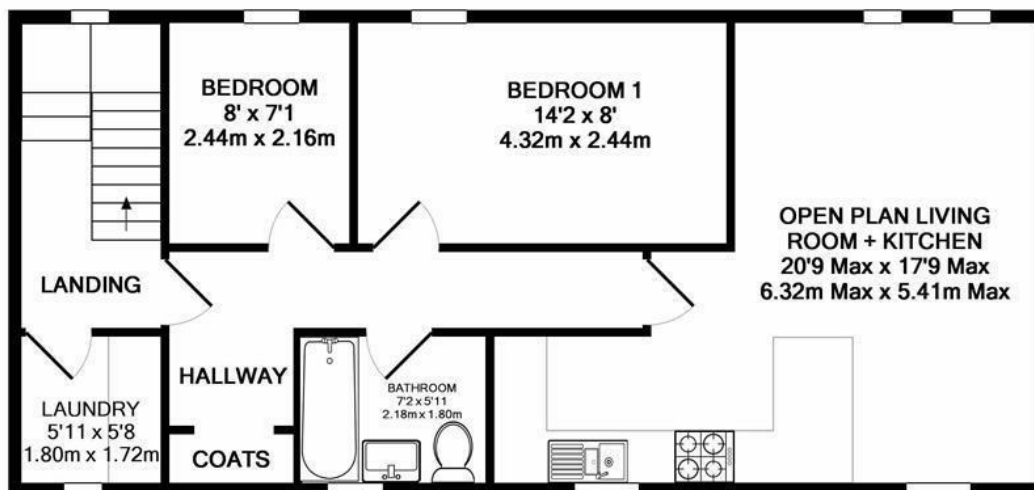


TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)

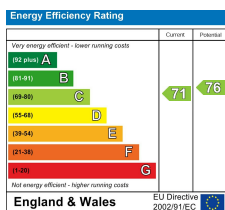
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GROUND FLOOR
APPROX. FLOOR
AREA 83 SQ.FT.
(7.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)



Email - welcome@wilkesgreenhill.co.uk

Visit our Website - www.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
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

