

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

87 Wilson Row, Penrith, CA11 7PZ



- **Chic, Stylish and Immaculate First Floor Studio Apartment**
- **Completely Refurbished and Updated to a High Standard**
- **Convenient Location in Penrith Town Centre**
- **Open Plan Living Room/Bedroom/Kitchen + Shower Room**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Excellent Rental Potential**
- **Tenure - Leasehold, 125 Years from April 1989**
- **Council Tax Band - A. EPC Rate - D, New Condensing Boiler Since**

Asking price £85,000

Having been significantly improved and updated, 87 Wilson Row is an immaculate first floor studio apartment, tastefully presented with accommodation comprising; Shared Hallway, Entrance Hall, Open Plan Living/Bedroom and a beautiful Shower Room. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler. Outside there is a Shared Garden Area and Resident Permit Parking is available from Westmorland and Furness Council, subject to availability.

87 Wilson Row is perfect as either a "pied a terre" or as a rental property.

Location

Wilson Row is located in the centre of Penrith opposite the Town Hall. There is access on foot through a gate on Duke Street to the communal gardens as well as through a locking door directly onto Wilson Row

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 ????????

Tenure Leasehold

The property is leasehold. The vendor informs us that there is a 125 year lease from 3rd April 1989 and that the ground rent is £10.00 per annum, current buildings insurance £32.22 per annum together with a share of the costs of repair/upkeep of the communal areas and fire alarm testing. (2024 amount due: £130.03)

The council tax in band A.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

A composite security door from the communal garden leads to the;

Communal Hallway

With a composite security door leading out to the front (Wilson Row) and wooden stairs to the first floor. A composite door leads to the;

Entrance Hall

With laminate flooring, a double radiator and doors off to the living area and bathroom. Double doors give access to a;

Walk In Cupboard 6'8 x 2'4

Housing a Worcester gas fired condensing combi boiler which provides the hot water and central heating. There is plumbing for a washing machine.

Open Plan Living area 13'11 x 16'6 (4.24m x 5.03m)

Having a large double glazed window to the rear, laminate flooring, a double radiator and telecoms and TV points.

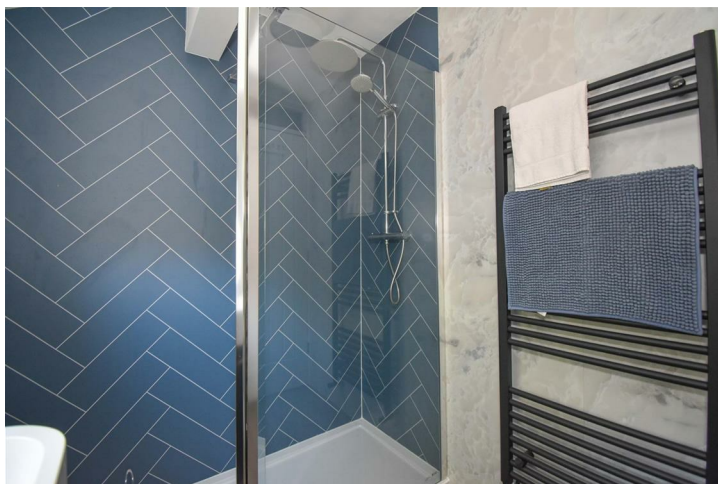


The kitchen area is fitted with a range of wall and base units with a stone effect worksurface incorporating a stainless steel single drainer sink with mixer tap and stone effect splashback. There is a built in combination microwave oven, a two ring induction hob with a cooker hood, an integral fridge and dishwasher.



Shower Room 6'10 x 5'6 (2.08m x 1.68m)

Fitted with a toilet and wash basin set in a vanity unit with a concealed cistern and storage cabinet. A large shower enclosure has a two head mains fed shower. The walls are marine boarded and there is a heated towel rail, an extractor fan and uPVC double glazed window.



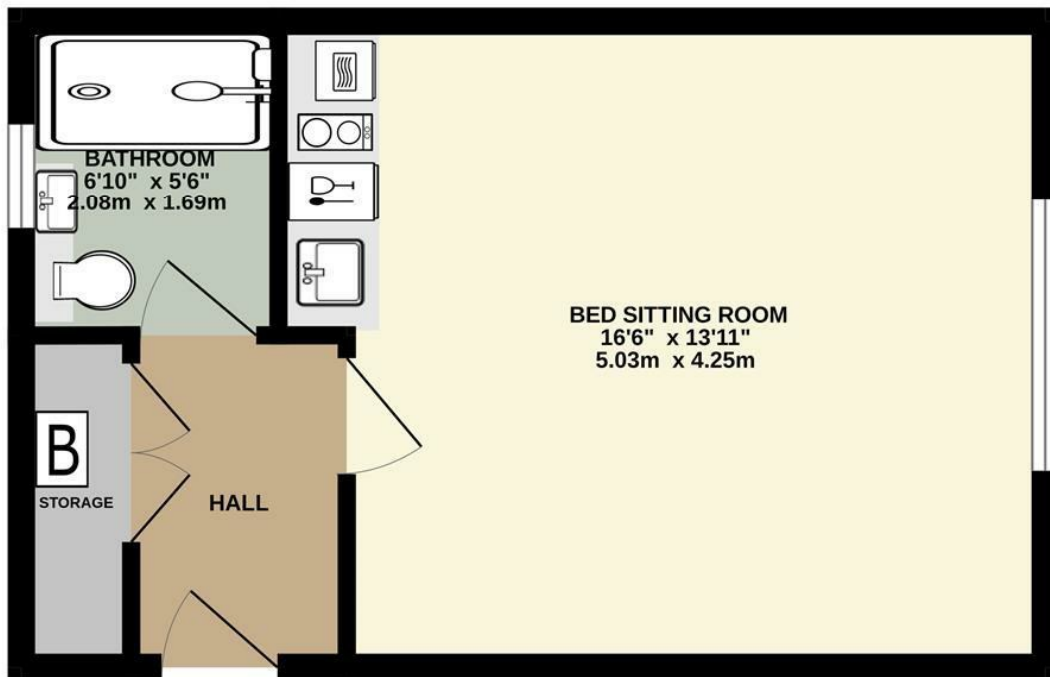
Outside

There is a storage cupboard with access from the communal landing, a communal garden to the rear with drying area and bin store and a pedestrian gate to Duke Street.

Residents permit parking (subject to availability) is through Westmorland and Furness Council.

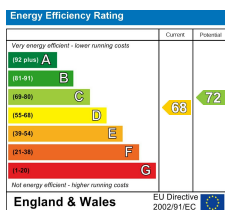


GROUND FLOOR 307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 307 sq.ft. (28.5 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

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

