

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

41, Pele Court, Friargate, Penrith, Cumbria, CA11 7XT



- **Smart Modern Purpose Built Retirement Apartment**
- **Convenient yet Peaceful Location in the Centre of Penrith**
- **Living Area with Balcony, Bedroom + Shower Room**
- **Central Residents Courtyard Garden**
- **Residents Lounge, Coffee Room and Laundry**
- **A Guest Suite on the Ground Floor is Available to Visitors Subject to Booking.**
- **Permit Parking Available at additional cost**
- **Modern Electric Heating + uPVC Double Glazing**
- **Tenure - Leasehold, 125 Years from 01/01/2015. EPC Rate - C. Council Tax Band - B**

Asking price £190,000

This smart, modern and efficient apartment is specifically designed for the retired person looking for independent living whilst being within a community of like minded residents. The accommodation comprises: Hallway, Open Plan Living Room Kitchen, with Balcony, a Double Bedroom with Walk in Wardrobe, a Shower Room and a Store Room.

There are also communal facilities, including a beautiful Courtyard Garden, Lounge Area and a Laundry.

The apartment has zoned electric underfloor heating and is fully uPVC Double Glazed giving an energy performance rating of C.

Location

From Penrith town centre, head up Sandgate and turn right at the mini roundabouts into Benson Row. Follow the road around to the right and the entrance to Pele Court is on the right. There is public parking available in Friargate, just beyond the entrance.

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.

Tenure

The vendor informs us that the property is leasehold with a term of 125 years from 1st January 2015. The ground rent is £ 425.00 per annum and the service charge is currently £248.93 per month. The council tax band is band is B. Parking is available by application on a first come first served basis at £250.00 per annum.

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

Through a solid door with peep hole to the:

Lobby

Leading to the;

**Open Plan Living Area 25'9 max x 15'3 max
(7.85m max x 4.65m max)**

There are TV satellite point, telephone point and a uPVC double glazed sliding patio door, with side window opening to the balcony.

To one side of the living area is a recessed cupboard which also houses the pressurised hot water cylinder, MCB consumer unit and electric meter.

The living room area is open to the;



Kitchen

Fitted with a range of gloss cream fronted wall and base units and a wood block effect worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. There is a built-in electric oven and microwave, a ceramic hob with glass splashback and stainless steel extractor hood above, an integral fridge freezer and dishwasher in the kitchen. The flooring is ceramic tiled.



Bedroom One 10'4 x 10'4 (3.15m x 3.15m)

There is a television point and a uPVC double glazed patio door opening onto the balcony. The wardrobes, units and headboard are included in the sale. An oak door opens to the;

**Walk-in Wardrobe 3'10 x 5'6 (1.17m x 1.68m)**

With hanging and shelf storage space.

Shower Room 7' x 7'5 (2.13m x 2.26m)

Fitted with a contemporary toilet, a wash basin set in a cabinet with cupboards below and a no step shower area with a mains fed shower. The walls and floor are fully tiled and there is a shaver socket light, a chrome heated towel rail and an extractor.



Balcony 4'8 x 16'1 (1.42m x 4.90m)

With a glass and metal balustrade around, the balcony overlooks the central courtyard garden. To one end of the balcony is a lockable store (4'1 x 4'4) with light.



Outside

A central courtyard is open to all residents and has block paved paths and well stocked flower and shrub beds around a central seating area. There is a further paved terraced to the side with several outdoor tables and parasols during the summer months.



Residents Facilities

include:

A residents lounge where residents have the use of a kitchen and dining area and regularly meet for coffee, functions and social events. There are talks, exercise classes, bridge and other events organised by the social committee.

A fully equipped laundry is available for all residents as is a room with charging facilities for storing mobility scooters and there are rubbish and recycling facilities.

A guest suite with double bed on the ground floor is available to visitors subject to booking.



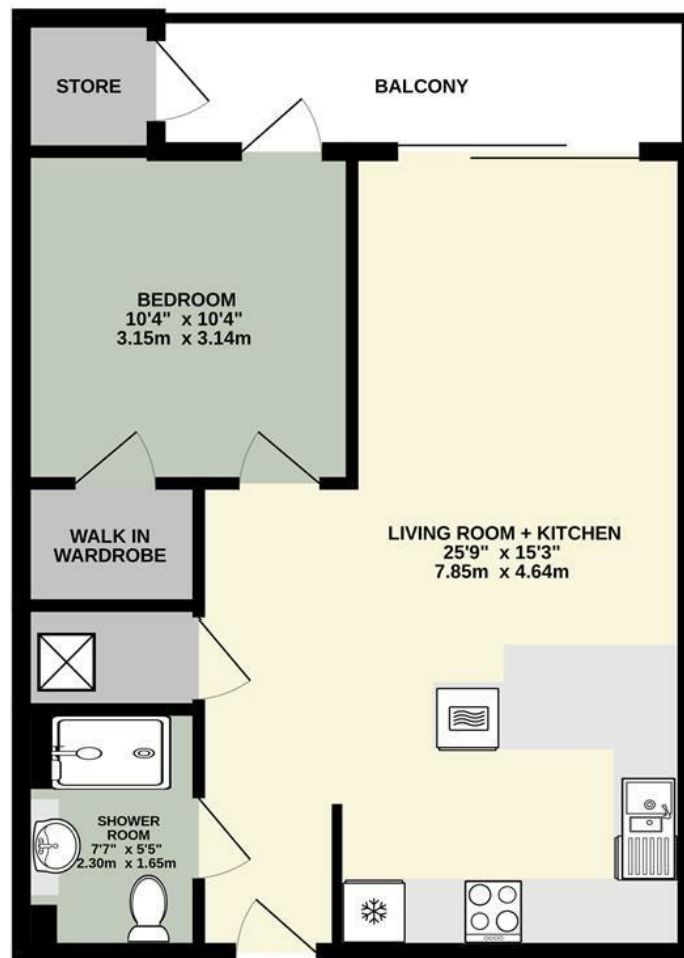
Parking

Off Road Parking Subject to Availability for permit holders this needs to be arranged through McCarthy and Stone direct.

Residents are also eligible for an EDC parking permit which is valid in the A zone in Friargate, central Penrith.

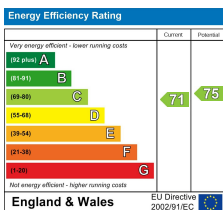


GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 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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