

WILKES
GREEN
HILL

Residential
Estate Agents
Letting Agents

10, Pele Court, Friargate, Penrith, CA11 7XT



- **High Quality Independent Retirement Apartment**
- **Convenient Location in the Heart of Penrith**
- **Living Room with Patio Doors to the Gardens+ Kitchen**
- **Spacious Double Bedroom with Walk in Wardrobe + Shower/Wet Room**
- **Central Residents Courtyard Garden, Lounge and Laundry**
- **Modern Electric Heating + uPVC Double Glazing**
- **EPC Rate B. Council Tax Band - B**
- **Tenure - Leasehold 125 Years from January 2015**

Price £165,000

Pele Court is designed with modern independent living in mind, combined with the security of being in a well managed and homely environment in the heart of Penrith. Apartment 10 is located on the ground floor and has stylish and well presented accommodation throughout, comprising: Hallway with a large Walk in Store/Wardrobe, Living Room, Kitchen, Bedroom with a Walk in Wardrobe and a Shower/Wet Room.

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

The apartment is independently heated with ultra modern electric storage heaters combined with passive ventilation and is fully uPVC Double Glazed giving an impressive energy performance rating of B

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. Heating is electric.

Tenure Leasehold

The vendor informs us that the property is leasehold with a term of 125 years from 1st January 2015. The ground rent is £ 450.00 per annum and the service charge is currently £2050.50. The council tax band is band is B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a solid door to the;

Hall

Having a security entry controls, the emergency alarm controls and a walk in cupboard with light which houses the pressurised hot water tank.

Living Room 20'0" x 10'9"

uPVC double glazed patio doors overlook the courtyard garden. There is a "Dimplex Duoheat" storage/convector heater, a feature fireplace and a TV/Satellite/telephone point. A door opens to the



Kitchen 7'10 x 7'

Fitted with a range of wood effect wall and base units with a stone effect work surface incorporating a stainless steel single drainer sink with mixer tap and a tiled splash back. There is a built in, mid height electric oven, a ceramic hob with a stainless steel extractor hood, an integral fridge freezer and a uPVC double glazed window overlooking the garden.



Bedroom One 12'10 x 9'5"

A uPVC double glazed window looks out over the courtyard garden and there is a panel wall heater, a TV aerial point and telephone point. A walk in wardrobe with light provides hanging and shelf space.



Shower Room 6'10 x 7'1

Fitted with a white toilet and wash basin set in a vanity unit with concealed cistern and cabinet. There is a "no-step" walk in shower area, tiled to three sides with a mains fed shower and clear screen. The walls and floor are fully tiled and there is a chrome heated towel rail and shaver socket/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 terrace to the side with several outdoor tables and parasols.



Residential Facilities

include:

A day room where residents 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.

McCarthy and Stone operate a large double guest suite which can be booked for visitors at a cost of £25 per night, subject to availability.

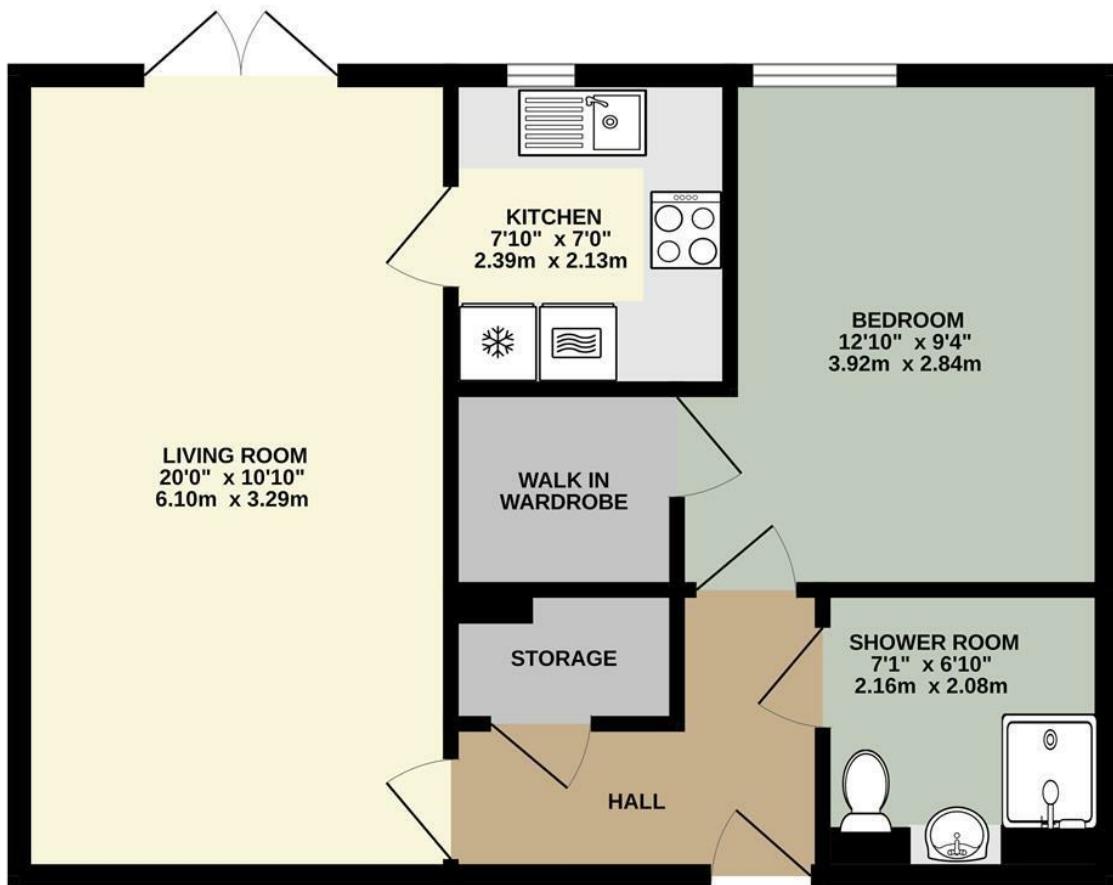


Off Road Parking Subject to Availability for permit holders this needs to be arranged through McCarthy and Stone direct.

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

GROUND FLOOR

538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A2 plus) A		
(B1-91) B	86	86
(B9-80) C		
(D5-40) D		
(E9-64) E		
(F1-30) F		
(G1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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