



Apt 40, Pele Court Friargate, Penrith – CA11 7XT

Guide Price **£183,000**

PFK

Apartment 40

Pele Court Friargate, Penrith

An opportunity to acquire an immaculate one bedroomed, second floor apartment, complete with generous balcony, within the exclusive, and secure development of Pele Court.

One of only six properties to enjoy a balcony, this spacious apartment is part of the McCarthy and Stone retirement complex, which provides independent living for those over 60. Modern in style and executive in standard, Apartment 40 Pele Court comprises spacious entrance which opens through to the living area with patio doors out to the balcony, and provides access to a well equipped kitchen. There is a good size, modern wet room, double bedroom with walk in wardrobe and additional door to the balcony.

The balcony affords lovely views over the attractive and well established gardens within the heart of the complex, all of which can be enjoyed by the occupants.

Communal facilities include a community lounge where events take place, laundry room, kitchen and lift access to all floors. Parking is available to residents and there is also a guest suite that can be used for overnight visitors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



Entrance hall

14' 4" x 7' 11" (4.38m x 2.42m)

4.38m x 2.42m (max) (14' 4" x 7' 11") Accessed via door from communal hallway. An open plan entrance hall with main access intercom system and leading to all rooms.

Kitchen Area

10' 2" x 6' 4" (3.09m x 1.92m)

Fitted with a range of cream, high gloss wall and base units with complementary wood effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated Hotpoint appliances including induction hob with glass splashback and extractor over, eye level oven and microwave, fridge and freezer. Under pelmet lighting, passive extractor fan and tiled flooring.

Living Room

18' 0" x 10' 4" (5.49m x 3.15m)

Open plan reception area with wall mounted electric fire, twin multimedia points and UPVC sliding patio doors opening on to the balcony.

Shower Room/Wet Room

7' 6" x 5' 5" (2.29m x 1.64m)

Fully tiled wet room (walls and floor) with walk in, double width shower fitted with mains plumbed shower, wash hand basin in vanity unit with wall mounted mirror, light and shaver point above and low level WC. Electric heated towel rail and extractor fan.

Boiler/Storage Room

5' 5" x 3' 1" (1.64m x 0.94m)

Large, shelved storage cupboard housing the consumer units, main heating controls and hot water cylinder.





Bedroom

10' 5" x 10' 4" (3.18m x 3.16m)

Double bedroom with TV and telephone points, access to walk in wardrobe and glazed UPVC door leading on to the balcony.

Walk in Wardrobe

5' 5" x 3' 10" (1.66m x 1.17m)

With fitted hanging rails and shelving.

Balcony

16' 5" x 5' 3" (5.00m x 1.59m)

Overlooking the central, communal courtyard. With glazed balustrade and external light. The balcony provides access to a useful store room of 1.27m x 1.34m (4' 2" x 4' 5") - with light.

Garden

Commual gardens

ALLOCATED PARKING

1 Parking Space

A dedicated parking space is available within the car park attached to the development for a cost of approx £200 per annum, with additional parking spaces for visitors also being available.





ADDITIONAL INFORMATION

Leasehold & Service charge

Tenure – the property is leasehold with the lease being granted on 1 January 2015 for a period of 125 years.
Charges – estimated service charges for 2024 are £XXX monthly with ground rent fees of approximately £XXX also being payable twice yearly.

Referral & Other Payments

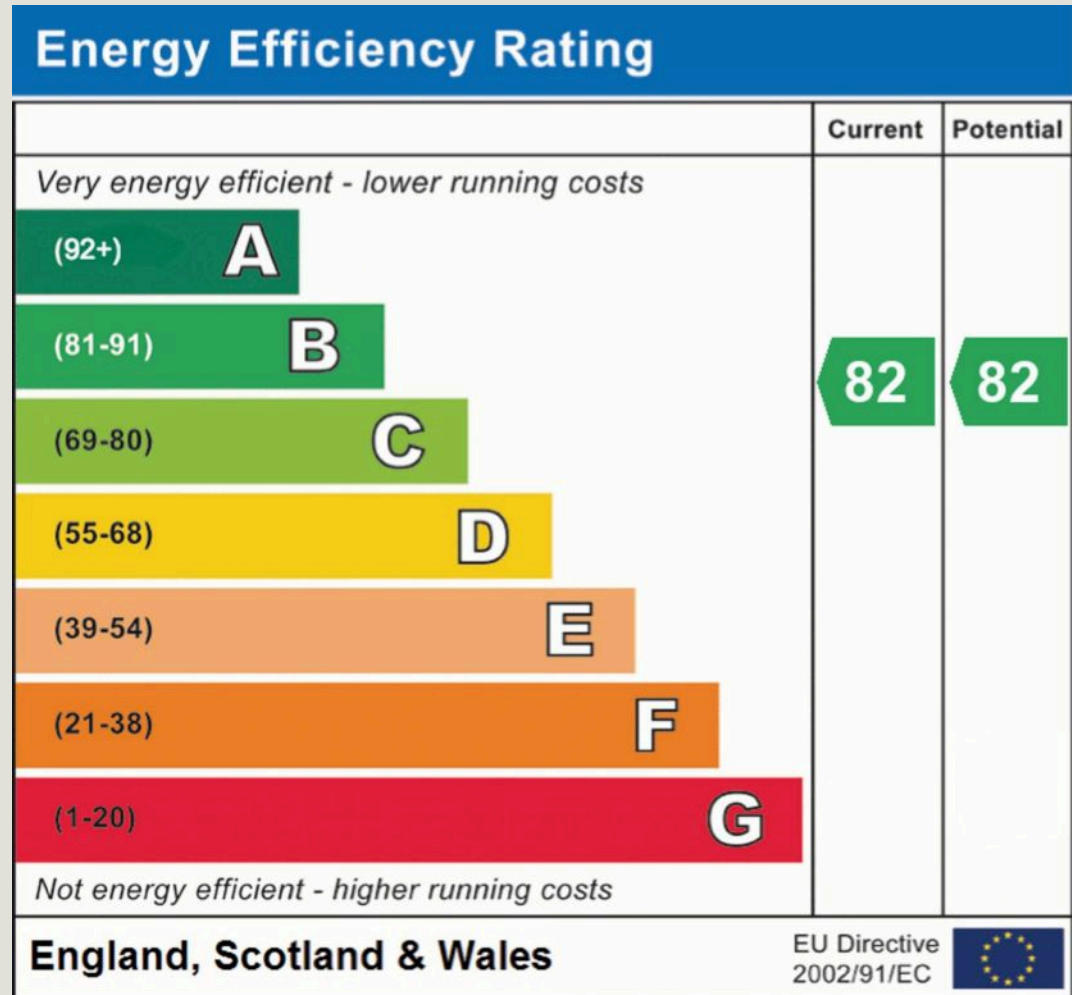
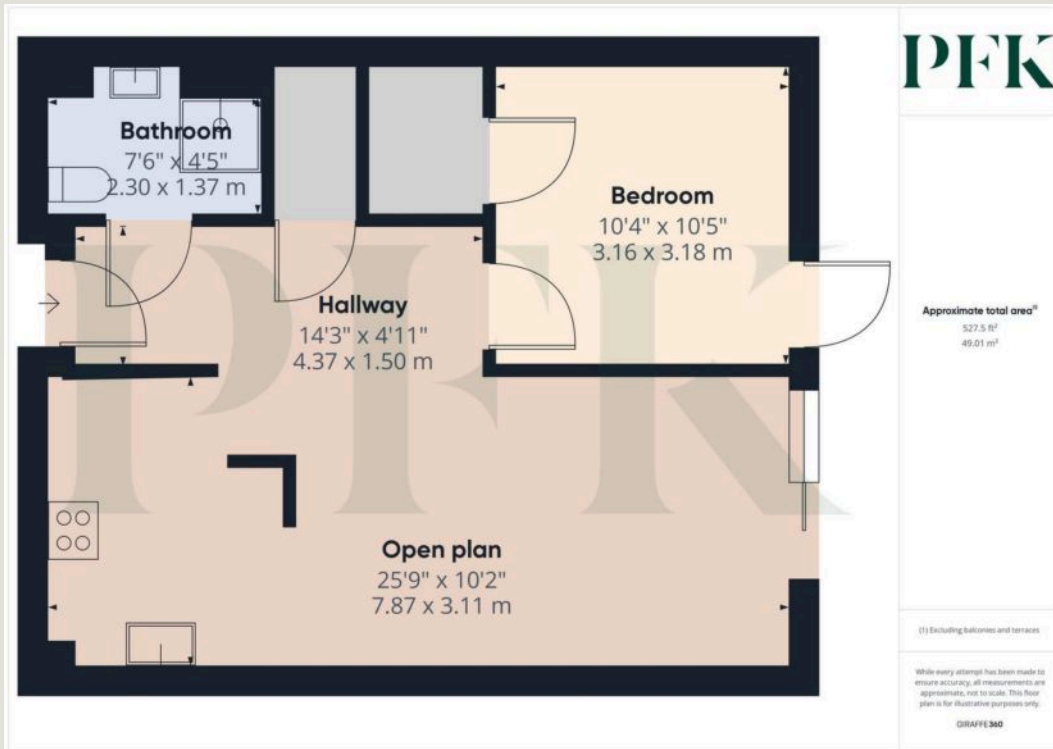
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Services

Mains electricity, water and drainage. Electric underfloor heating, passive ventilation and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Directions

From PFK Penrith office proceed down King Street then, at John Norris Fishing & Shooting shop, turn left on to Old London Road and continue on past Marks and Spencer. Pele Court is situated on the left hand side.





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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