



Flat 43, Woodlands Bridge Lane, Penrith, CA11 8GW

Guide Price **£89,000**

PFK

Flat 43 Woodlands

The Property:

43 Woodlands is a bright and spacious 2 bedroomed first floor retirement apartment. Benefitting from a range of varying levels of care packages available to residents, according to your individual needs and requirements, this property is fantastic for anyone wishing to maintain their privacy and independence, yet with the peace of mind of having a 24 hour call system. Here you can be part of an active lively community, whilst also having the support of a friendly team of staff. The accommodation briefly comprises hallway, open plan living area and kitchen, double bedroom, single bedroom and a Jack and Jill style wet room.

Woodlands is a high quality, extra care sheltered scheme with a 24 hour call system which is manned 24/7 and residents can purchase on site meals (to the flat or in the dining room) and care packages tailored to their changing needs.

Tailored support should you ever need it, everyone has their own unique reasons for choosing our retirement living community. For some it's a convenient location close to their loved ones. For many it's the local reputation. For others its the attraction of a like-minded community. For further information on care packages available and the local occupancy and age restrictions please refer to the MHA (Methodist Housing Association) website.





Flat 43 Woodlands

Location & directions:

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main west coast railway line. There are 5 major supermarkets and a good range of locally owned and national high street shops. Leisure facilities include leisure centre with swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre, together with golf, rugby and cricket clubs also being available in the town. The town also benefits from a three screen cinema and Penrith Playhouse, together with easy access to the nearby Lake District National Park.

Directions

From the centre of Penrith, head south on King Street, which becomes Victoria Road and then Bridge Lane, Woodlands is on the right hand side and there is a shared car park



- NO ONWARD CHAIN
- First floor 2 bed retirement property - restrictions apply
- Residents lounges, bistro & hair salon
- Landscaped gardens & communal areas
- Tailored support & care packages available
- Accessible friendly & 24 hour call system
- Council Tax: Band A
- EPC rating B
- Tenure: leasehold

ACCOMMODATION

Entrance Hallway

The apartment is accessed from the communal hallway on the first floor, which is accessed via lift from the ground floor. The entrance hallway has a storage cupboard and access to all rooms.

Kitchen/Living Area

12' 3" x 17' 0" (3.74m x 5.17m)

A bright open plan space, fitted with a range of wall and base units with complementary work surfacing incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric oven with halogen hob and extractor over, fridge and freezer, space and plumbing for washing machine and tumble drier. Ample space for dining table or sofa, TV point, dual aspect windows.

Bedroom 2

6' 9" x 11' 2" (2.06m x 3.41m)

Rear aspect single bedroom.

Bedroom 1

11' 5" x 15' 3" (3.49m x 4.65m)

Rear aspect double bedroom. With TV point and direct access into wet room.

Bathroom/Wet Room

8' 6" x 5' 5" (2.59m x 1.64m)

Wet room fitted with shower, wash hand basin and WC.

EXTERNALLY

Communal Garden

Externally there is residents parking and a communal, courtyard garden.





ADDITIONAL INFORMATION

Service & Additional Charges

A monthly service charge of £610.63 is payable, this includes buildings insurance, heating, hot and cold water supply and maintenance of communal areas and gardens. This now also includes a Duty Officer, please enquire for further information on this. The ground rent is currently £74.27/month. TV is provided on a communal aerial and is included within the service charge (excluding the cost of TV license and any additional subscriptions fees). A guest WIFI connection is provided for visitors to the building.

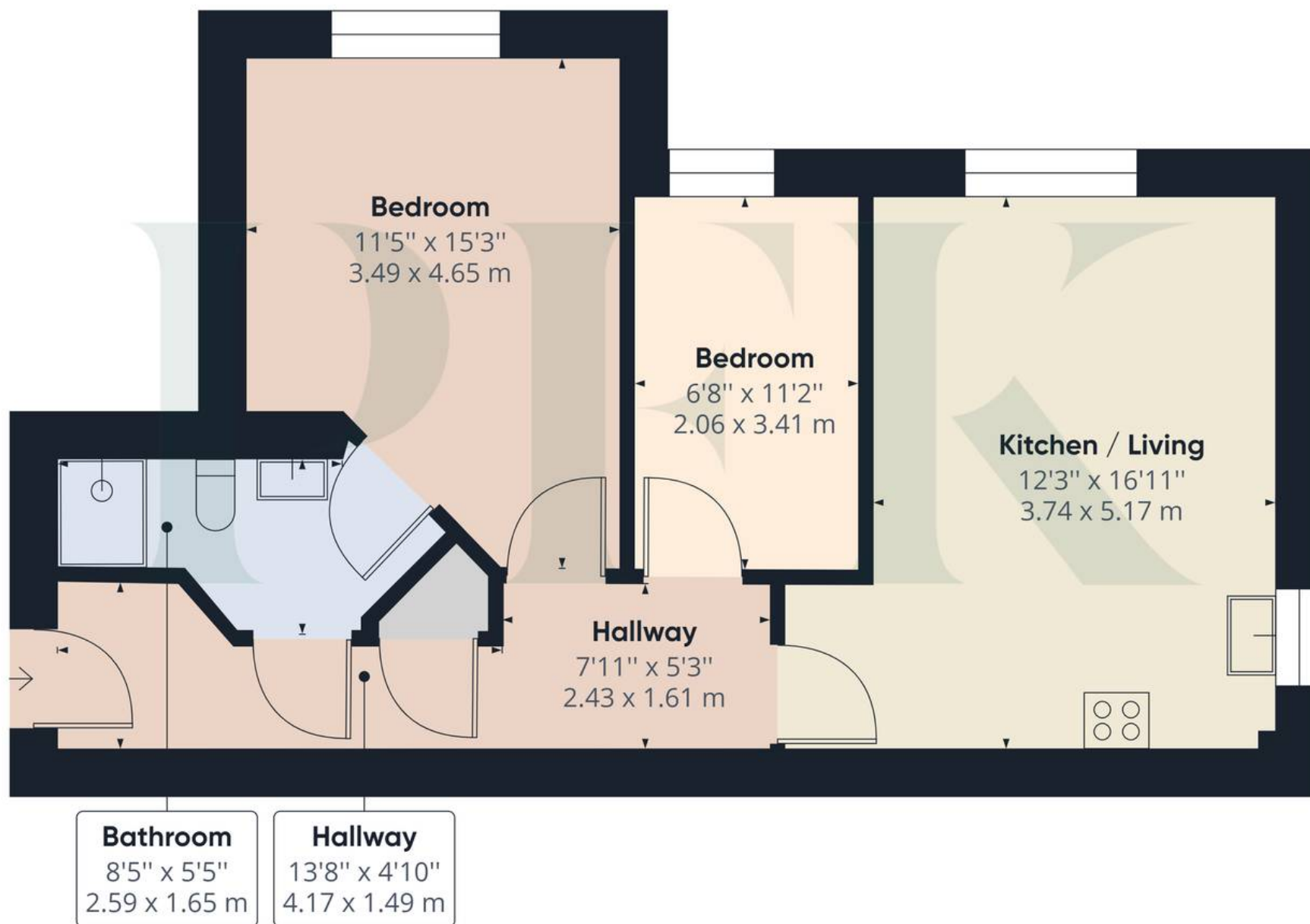
Future Resale Fee

Please note we understand there is a 1% per annum charge by MHA (Methodist Housing Association) on any sale of the flat towards long-term maintenance of the building. There is also an MHA buy back option available.

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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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.





Approximate total area⁽¹⁾

602.94 ft²

56.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

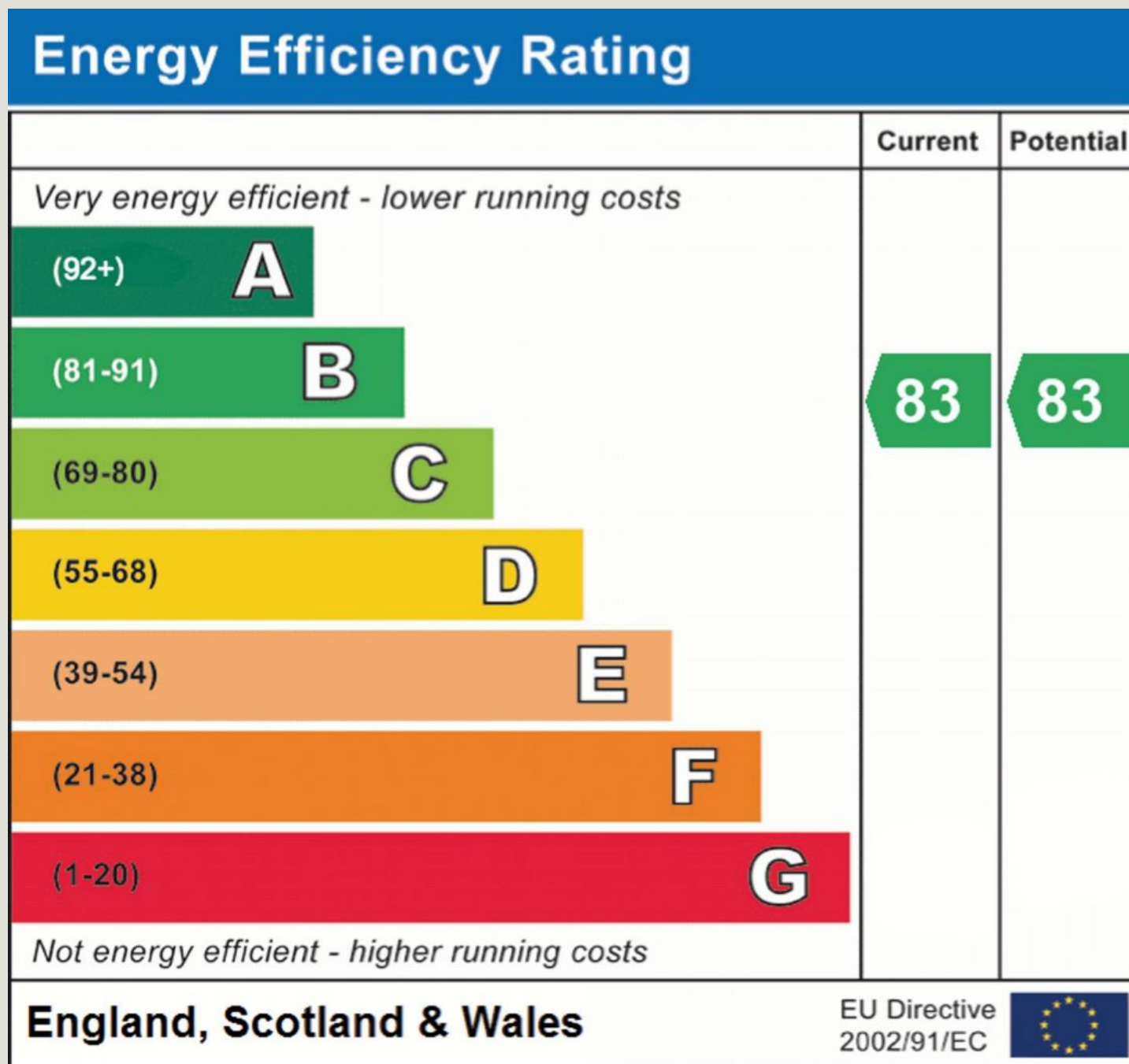
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Services

Mains electricity, water and drainage. Underfloor, electric central heating and double glazing installed. Electricity is provided on a communal basis with individual meters within each apartment which are read quarterly, with subsequent bills being the responsibility of the apartment owner/leaseholder (please note there is no separate electricity supply to each of the individual properties). Telephone line installed subject to BT regulations with all costs for this being met by the apartment owner/leaseholder. 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. There is also a guest WIFI connection provided for visitors to the building.

PLEASE NOTE:

The images for 43 Woodlands have been tastefully enhanced through virtual furnished styling to showcase the home's possibilities. For a true representation of the property as it currently stands, please contact the office or book a viewing.





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