



**15 Chestnut Close, Penrith, CA11 8TL**

Guide Price **£135,000**

**PFK**



## 15 Chestnut Close

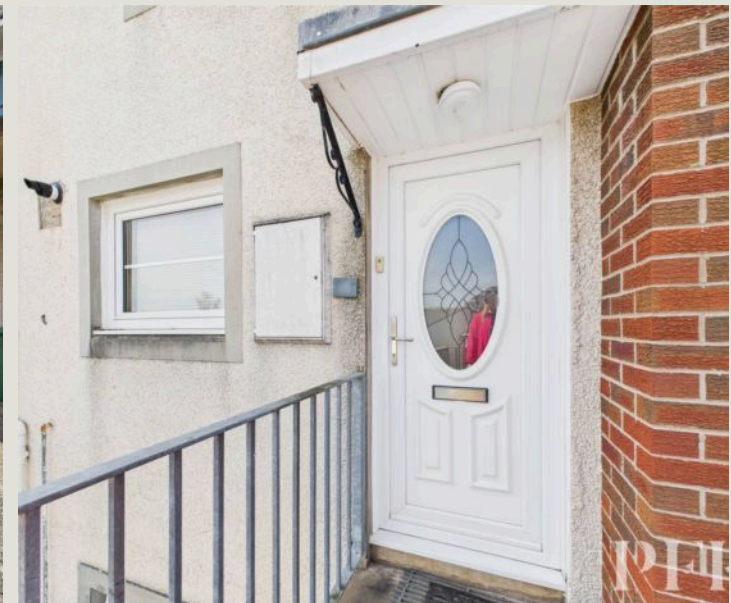
### The property & location:

Welcome to 15 Chestnut Close, a well presented maisonette apartment situated in a desirable residential area of Penrith. This spacious and inviting home offers a perfect blend of comfort and practicality, ideal for a range of buyers. Internally, the property features a modern kitchen/diner, generous lounge complete with feature gas fireplace, and hallway with stairs leading to the first floor. Upstairs, you'll find two double bedrooms - one of which benefits from an en-suite WC, along with a contemporary three-piece family bathroom.

Externally, the home includes a single garage, offering both convenience and security.

Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute, the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

- Tenure - Leasehold
- Council tax - Band A
- EPC rating - TBC





## ACCOMMODATION

### Access

This is a first floor maisonette which is accessed via an external staircase at the rear of the building.

### Hallway

Accessed via part glazed, uPVC entrance door. With doors to lounge and kitchen, radiator, wood effect laminate flooring and stairs to upper floor accommodation.

### Kitchen/Diner

8' 5" x 9' 6" (2.57m x 2.90m)

Rear aspect kitchen fitted with a good range of wall and base units with complementary laminate work surfaces, tiled splash backs and 1.5-bowl stainless steel sink/drainage unit with mixer tap. Built in electric oven and gas hob with extractor fan over, space/plumbing for washing machine and space for freestanding fridge freezer. Wall mounted boiler (newly installed in 2025), radiator, wood effect laminate flooring and space for dining table.

### Lounge

14' 6" x 13' 0" (4.41m x 3.97m)

Bright reception room with large window to front aspect, gas fire in feature surround, radiator, carpeting and built in understairs storage cupboard.

## FIRST FLOOR

### Landing

With good sized, built in storage cupboard and access to loft space (via hatch).

### Bedroom 1

8' 6" x 9' 10" (2.58m x 3.00m)

Double bedroom with large window to rear aspect, radiator, carpeting and access to: -

### Ensuite WC

Partly tiled and fitted with WC and wash hand basin.





## ACCOMMODATION continued:

### Bedroom 2

9' 6" x 13' 0" (2.89m x 3.95m)

Front aspect, double bedroom with radiator.

### Bathroom

Partly tiled bathroom fitted with three piece suite comprising bath with shower over, WC and wash hand basin. Radiator and vinyl floor.

## EXTERNALLY:

### Garage

Single Garage

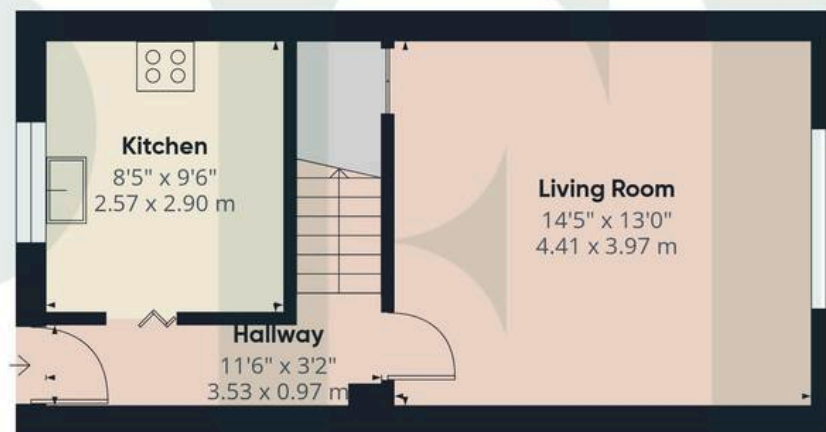
Single garage - part of a block and the end one in the row.

## DIRECTIONS:

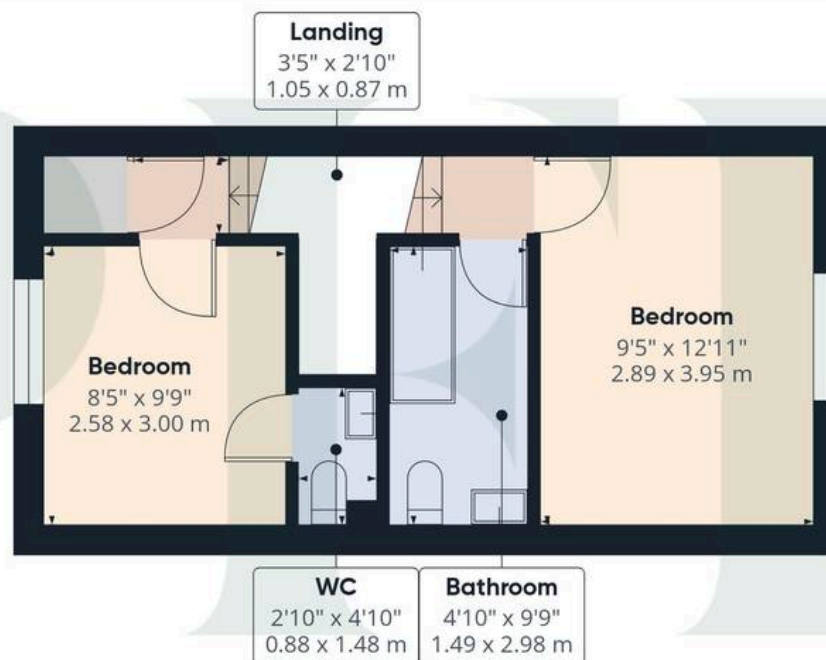
15 Chestnut Close can be located by following the postcode CA11 8TL or by using What3Words-typhoon.chickens.lighters







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

632 ft<sup>2</sup>

58.6 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Tenure & Charges

The property is leasehold with a term of 999 years from 1st January 1981. Ground rent payable is £20 per annum. Each flat owns a share of the freehold 'Chestnut Properties Penrith Ltd' and is a director of the management company. A service charge, currently £45.00 per month, applies which includes buildings insurance, gardener for the communal area at front and payment to company accountant, with any surplus going into a fund for any additional maintenance jobs. Note: the lease terms do not allow pets within the apartments.

### 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; 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.







## PFK Estate Agents

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