



3 Forest House Wordsworth Street, Penrith – CA11 7QX
£1,000 PCM

PFK

3 Forest House Wordsworth Street

Penrith

Elegant First-Floor Apartment with Stunning Views & Generous Living Space

Forming a significant portion of an impressive period residence, this beautifully presented first-floor apartment offers stylish, spacious living with remarkable views across the town and towards the fells of the Lake District National Park. Its grand origins are reflected throughout, with large bay windows and generous proportions creating a home full of light, character and charm.

Upon entering, a spacious and welcoming hallway sets the tone for the accommodation. The dual-aspect living room enjoys those striking panoramic views and provides an inviting space to relax or entertain. The property features two well-proportioned double bedrooms, including a bedroom with modern ensuite shower room, as well as a third single bedroom that would lend itself to being a home office or dining room. A three-piece family bathroom serves the remaining rooms.

Completing the internal layout is a superbly appointed dining kitchen, offering excellent storage, ample preparation space and room for dining — ideal for those who enjoy cooking and hosting.

Externally, the property benefits from an allocated parking space and access to communal gardens to the front and side — a wonderful space to unwind and take in the surroundings.

Stylish, spacious and perfectly positioned to enjoy both town and countryside, this apartment is certainly one not to miss.





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Penrith, Penrith

Wordsworth Street is conveniently located in the much sought after New Streets Conservation Area, close to the town centre of Penrith with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

- Immaculately presented first floor apartment
- 3 beds, 1 ensuite
- Easy access to town centre
- Communal areas & gardens
- Views to the Lake District
- Council Tax Band C
- EPC Rating C
- Tenure: Leasehold

Directions

From our Penrith PFK office, head south along King Street (A6), taking a left turn by John Norris outdoor shop. Follow this road onto Benson Row and continue straight over both mini roundabouts onto Meeting House Lane. At the next roundabout take the third exit onto Wordsworth Street, continuing up this street where the property can be found on the left hand side.



ACCOMMODATION

Entrance Hall

14' 6" x 9' 11" (4.43m x 3.01m)

Accessed by wood front door. An impressive hallway with decorative coving, radiator, doors to living room and two bedrooms, with a feature archway leading to the doors giving access to the remaining rooms.

Living Room

13' 11" x 17' 4" (4.25m x 5.29m)

A bright and spacious dual aspect reception room with a large bay window to the front, enjoying superb views over the town and towards the Lakeland fells. Decorative coving, feature marble fireplace with wood surround, TV point and two radiators.

Kitchen/Diner

14' 5" x 12' 6" (4.39m x 3.80m)

Fitted with wall and base units with complementary wood work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including dishwasher, eye level oven and microwave, fridge freezer and countertop mounted ceramic hob with extractor over. Ample space for a six to eight person dining table, decorative coving, radiator and rear aspect window.

Bathroom

9' 5" x 6' 1" (2.86m x 1.85m)

Fitted with a three piece suite comprising bath with tiled splashbacks and mains shower over, WC and pedestal wash hand basin with shaving point/light socket over. Decorative coving, wall mounted shelf and mirror fronted cabinet, radiator and part obscured rear aspect window.



Bedroom 1

14' 1" x 17' 3" (4.29m x 5.26m)

A large front aspect double bedroom with bay window enjoying lovely views over the town and towards the Lakeland fells. Decorative coving and radiator.

Bedroom 2

14' 8" x 11' 7" (4.47m x 3.54m)

A large side aspect double bedroom with decorative coving, radiator and built in shelved storage/airing cupboard.

Ensuite Shower Room

6' 7" x 4' 1" (2.01m x 1.24m)

Fitted with a three piece suite comprising WC, pedestal wash hand basin and tiled large shower cubicle with mains shower. Part tiled walls and tiled flooring, wall mounted shelf and mirror, extractor fan and inset ceiling spotlights.

Bedroom 3

7' 10" x 10' 6" (2.40m x 3.21m)

A side aspect bedroom with decorative coving and radiator.

External

Communal Garden

The property benefits from allocated parking and use of the communal gardens.

Allocated parking

1 Parking Space



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas central heating and single glazing installed throughout. 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

Leasehold Information

The property is leasehold. Under the terms of the lease the tenant is required to complete a Deed of Covenant which will be provided.

Referral & Other Payments

PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50 Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: • Inventories: £80 to £130 • Tenant Referencing: £32 • Fitting of Smoke/Carbon Monoxide Alarms: £5

Management, Terms & Conditions

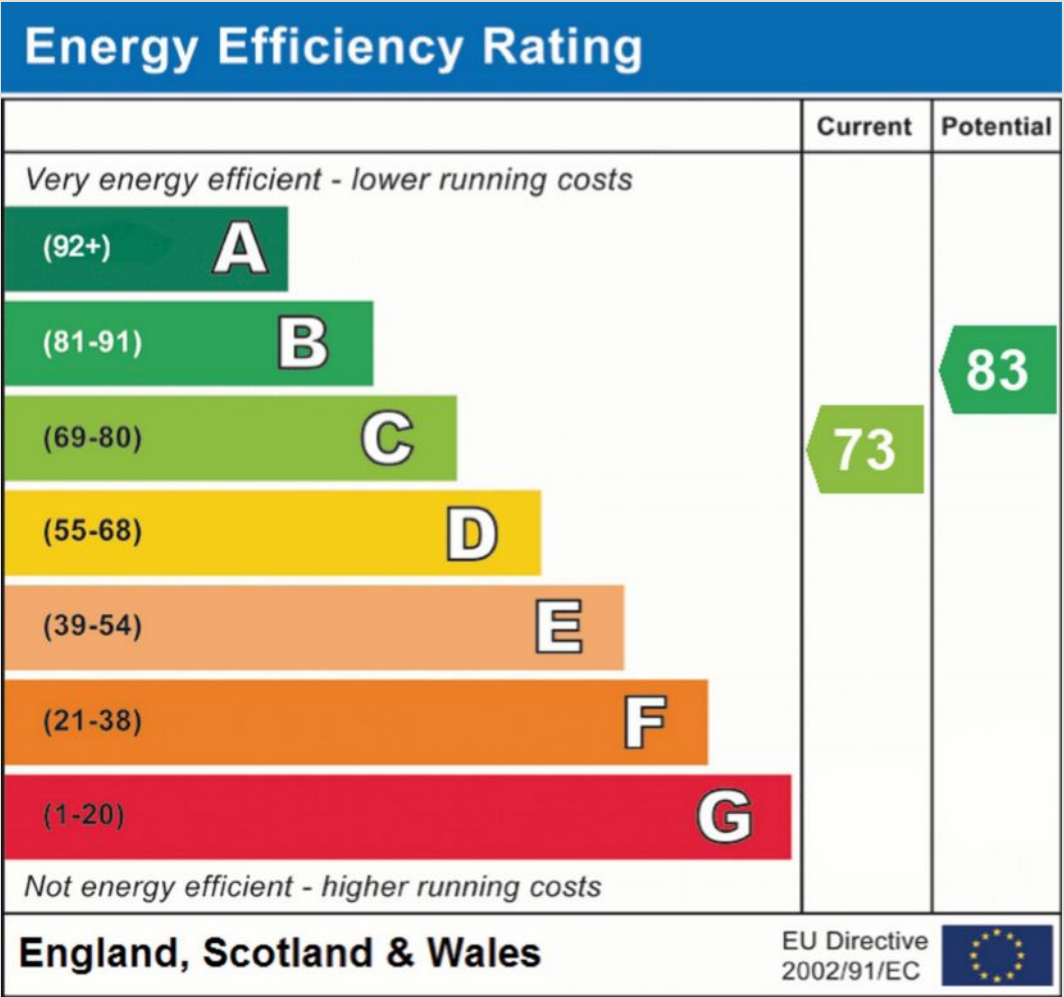
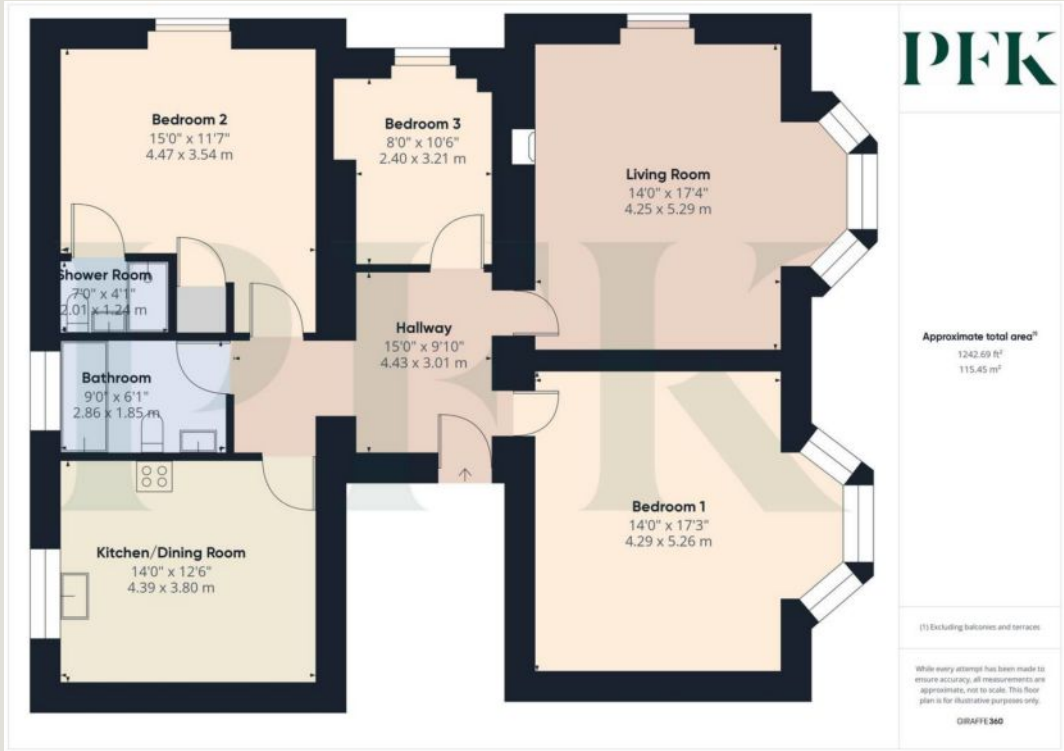
Management: this property is managed by PFK. Terms: Rental: £1,000 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.









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