

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

13 Brooklands View, Penrith, Cumbria, CA11 8JZ



- **Purpose Built Ground Floor Flat**
- **Peaceful Cul-de-Sac Close to Penrith Town Centre**
- **Living Room + Kitchen**
- **Bedroom + Bathroom with Shower Over the Bath**
- **Off Road Parking + Communal Gardens With Drying Facilities**
- **Fully Double Glazed + Gas Central Heating via a Condensing Boiler**
- **Tenure - Leasehold. EPC Rate - D. Council Tax Band A**

Price £90,000

Located close Penrith centre yet set in a peaceful cul-de-sac, this is a smart ground floor apartment with compact accommodation comprising: Hallway, Living Room, Kitchen, Bedroom and a Bathroom with a shower over the bath. Outside there is a shared Car Park with the right to park and a Communal Garden Area with Drying Facilities. The property also has the benefit of Gas Central Heating via a Condensing Combi Boiler and is fully double glazed.

This property is ideal for a single person or as a long term rental property.

Location

From the centre of Penrith, head South on King Street and turn left at the traffic lights into Roper Street, which becomes Carleton Road. Drive up the rise and turn right into Pategill Road and Left into Prince Charles Close. Turn left into Cumberland Close and left again into Brooklands View.

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 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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, gas and electricity are connected to the property. Council Tax band A

Tenure

The vendor informs us that the property is leasehold, being a 125 year lease from 1/1/1991 with a ground rent of £10pa. The annual service charge is £???? which includes the buildings insurance. Council tax band A

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part double glazed security door to the;

Hallway

A recessed cupboard houses the MCB consumer unit and a walk in cupboard with light houses a Baxi condensing combi boiler which provides the hot water and central heating.

Living Room 12'2 x 9'1 (3.71m x 2.77m)

Having a double glazed window, a double radiator, a TV and telephone point and satellite lead. A door opens to the;

**Kitchen 7'1 x 5'1 (2.16m x 1.55m)**

Fitted with white fronted wall and base units with a wood effect work surface incorporating a stainless steel single drainer sink. There is space for a gas or electric cooker and a space for an under-surface fridge. There is a partly shelved pantry, a double glazed window, a double radiator and extractor fan.

**Bedroom 9' x 7'9 (2.74m x 2.36m)**

A double glazed window faces to the front and there is a single radiator.



Bathroom 5'6 x 6'9 (1.68m x 2.06m)

Fitted with a white toilet, wash basin and a steel panelled bath with Mira electric shower over and tiling around. There is a single radiator and extractor fan.

**Outside**

There is a shared garden area to grass with a drying facilities, a car park with the right to park and an open bin store by the front door.

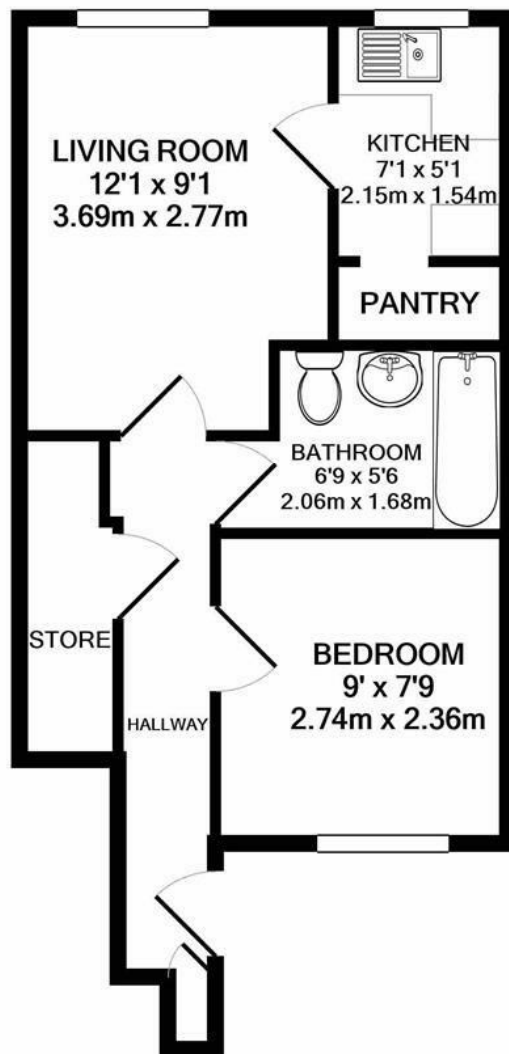
**Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

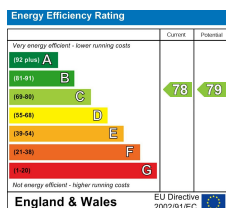
Average referral fee earned in 2024 was £253.00



TOTAL APPROX. FLOOR AREA 346 SQ.FT. (32.1 SQ.M.)

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