WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

53, Woodlands Bridge Lane, Penrith, CA11 8GW



- **Purpose Built 2nd Floor Retirement Apartment with Lift Access**
- **Open Plan Living Room + Kitchen**
- **Two Bedrooms + Shower Room**
- **Underfloor Central Heating + uPVC Double Glazing**
- **Communal Lounge, Garden Room and Courtyard Garden**
- **Care Package Available to Suit Needs**
- **Tenure Leasehold. EPC Rate B Council Tax Band A**
- **A Local Occupancy Restriction Applies**

Price £99,000

Perfectly suited to the older adult who wish to remain independent, yet benefit from being part of a lively and active community, 53 Woodlands is a second floor retirement apartment with lift access and comfortable accommodation comprising: Hallway, Open Plan Living Room with Kitchen, two Bedrooms and a Shower Room. The apartment also benefits from Under Floor Heating (included in the service charge) and uPVC Double Glazing.

Woodlands also boasts: a Resident's Lounge, a Restaurant and a Hair Salon.

Location

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

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 17,000 people and facilities include: infant, junior and secondary schools. 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 and electricity are connected to the property. Heating is underfloor and telephone is connected subject to BT. regulations.

We understand that the Monthly Service Charge is:

£716.79 per calendar month from 1st April 2026 to 31st March 2027 and is inclusive of the personal gas and water within the apartment, and the Duty Officer Role

The primary role of the duty officer is to ensure the wellbeing of all residents living in the scheme by providing a physical presence on site 24 hours a day, seven days a week. This 24/7 provision ensures that a staff member will be available should there be an emergency for a resident or in the scheme.

Further Care Packages are available, which are tailored to suit individual needs and are charged accordingly. For further information, please contact, MHA on 01768 867490

Tenure

The vendor informs us that the property is leasehold, being a 125 year lease from 1st September 2008. The current ground rent is £668.41 per annum

Council tax band is band A.

On the re-sale of the property the owner will be required to contribute to a contingency fund. The fund covers spending for the repair or renewal of communal areas, roofs, lifts etc. The contribution is 1% of the "open market value" at the point of sale/transfer of ownership, for each year or part year of ownership.

MHA administration fees will be payable by the buyer as follows:
Approval of Deed of Covenant: £90 plus VAT
Notice of Assignment fee: £90 plus VAT
Land Registry Certificate fee: £90 no VAT

Local Occupancy

We are informed by MHA that there is a local occupancy restriction that requires residents:

1. to have either lived or worked in the Eden area for at least three years prior to the date of moving in, OR
2. to have established links with the Eden area by reason of birth or long term family links with the area, OR
3. to have a need because of age or disability to live near to those (not necessarily family) who have lived in the Eden area for at least three years.

Furthermore, MHA (Woodlands) rules require residents to be 60 years of age or over OR 55 if with a disability and also have a family member within the Eden area.

If you require further clarification please contact:
Suzanne Smith Housing Manger
01768 867490.

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.

The fee for us to fulfil these obligations is fee 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

The main entrance is through a security door to the

Communal Hall

With stair and lift access to all floors.

No 53 is on the second floor with access through an oak door, with spy hole, to the

Hall

Having an emergency pull cord/button and doors off. There is centralised under floor heating throughout the apartment with thermostaic controls in each room.

Open Plan Kitchen/Living Room 16'10 x 12'3 (5.13m x 3.73m)

The kitchen is fitted with a range of wood effect wall and base units with a stone effect work surface incorporating a stainless steel single drainer sink, mixer tap and a tiled splash back. There is a built in electric oven and ceramic hob with cooker hood above , an integrated fridge freezer and washing machine. uPVC double glazed windows face to two sides with and open outlook to the rear. There is a TV aerial point, telephone point and a security entry phone.





Bedroom One 15'3 x 11'5 (4.65m x 3.48m)

Having a uPVC double glazed window to the rear with an open outlook, a TV aerial point, telephone point and security entry phone, A door leads to the



Shower Room

Can be accessed from the bedroom or hall and fitted with a white toilet, wash basin and a walk in shower, tiled to three sides with a mains shower over, There is an emergency pull cord, a shaver socket/light and an extractor fan./



Bedroom Two 11'2 x 6'10 (3.40m x 2.08m)
Having a uPVC double glazed window to the rear with an open outlook and a TV aerial point



Communal Facilities
There is a shared residents lounge in which there are many activities, as well as indoor and outdoor seating and tea and coffee facilities.

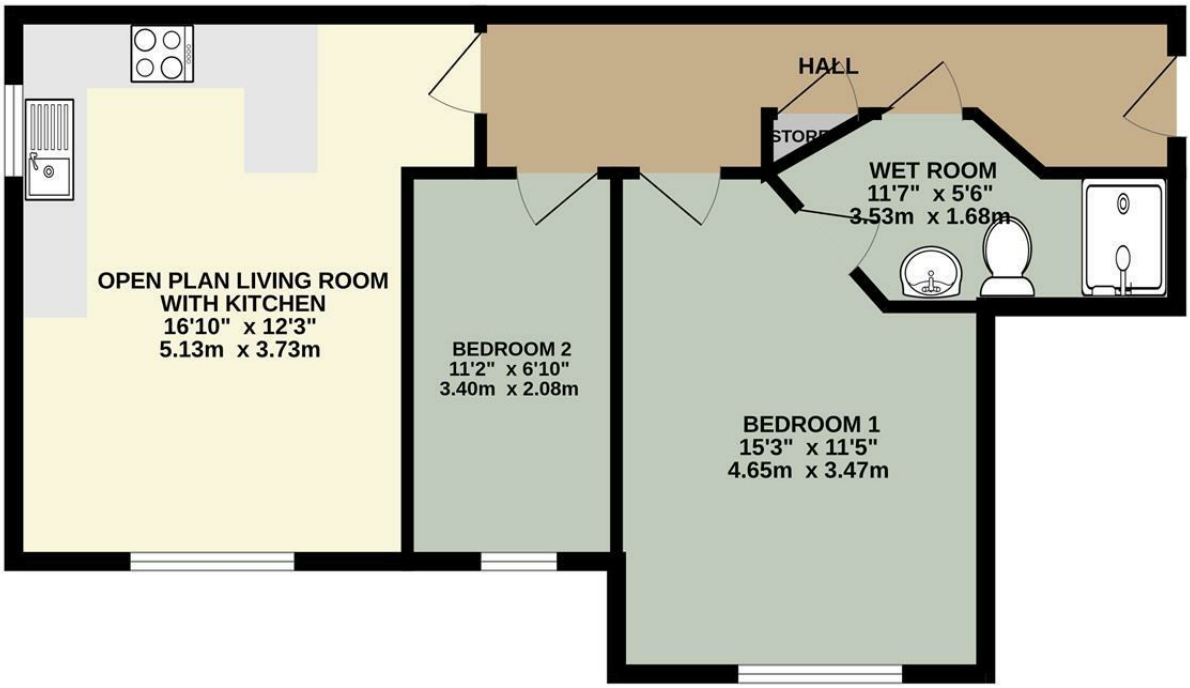
There is off road parking to the front of the block.





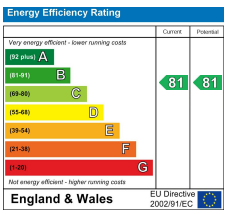


GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Data Protection

We retain the copyright in all advertising material used to market this Property.

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