

Asking Price £199,950 Leasehold

1 Bedroom, Apartment - Retirement

31, Dutton Lodge Roper Street, Penrith, Cumbria, CA11 8FY

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Dutton Lodge

Tucked away in the heart of Penrith in Cumbria, Dutton Lodge is an attractive development of 54 one and two bedroom apartments with a beautiful landscaped gardens and an Owners' Lounge to relax in. Located just off junction 40 of the M6, Penrith is easily accessible by road, with many of the well-known tourist destinations of the Lake District National Park within easy reach.

Penrith town centre is full of charm and character offering a great selection of craft shops, book shops and antique shops. The town itself provides a wealth of independent shops, a main shopping area featuring a regular farmers' market and you will even find a M&S Food Hall just around the corner from Dutton Lodge. Any medical needs are well catered for with doctors' surgeries, dentists and medical centres nearby which are all served by Penrith Community Hospital. Everything you need really is right on your doorstep.

For those wishing to explore further afield Penrith has its' own bus and train station, serving destinations including Kendal and Keswick by bus and by train you are only a few hours from Glasgow, Edinburgh, Manchester, Birmingham and London ideal for meeting up with family or friends from near or far.

Dutton Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Dutton Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. For additional security the apartment has Multi-point locking system to front door of the apartment, an intruder alarm, mains-connected smoke detector and video entry system.

Dutton Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Dutton Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

LAST BRAND NEW APARTMENT REMAINING

Welcome to Dutton Lodge! Churchill Sales & Lettings are delighted to be marketing this brand new one bedroom second floor retirement apartment with Juliet balcony overlooking the communal gardens.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens onto a Juliet balcony and windows provide natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Dutton Lodge!







Features

- Brand New!
- One bedroom second floor retirement apartment
- Juliet Balcony overlooking communal garden
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Stunning Communal Gardens
- Owners private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 30th November 2027): £3,061.52 per annum

Ground Rent £575 per annum. To be reviewed in December 2027

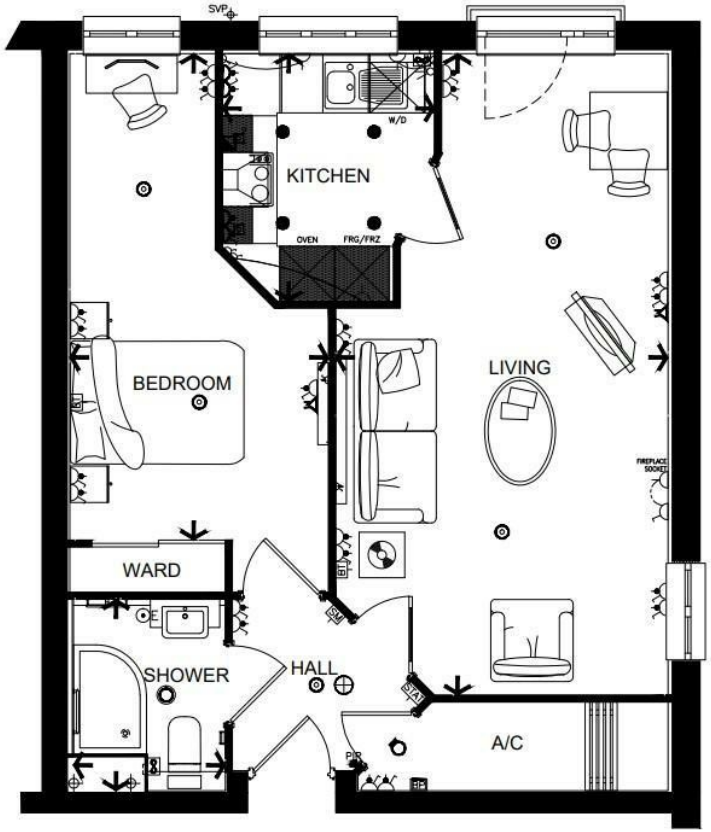
Council Tax Band B

999 year lease commencing 2020

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

EPC Rating: B



Living	Width 11'–11" [3640] max	Length 23'–1" [7035] max
Kitchen	Width 7'–8" [2325] max	Length 8'–11" [2715] max
Shower Room	Width 5'–6" [1665] max	Length 6'–11" [2100] max
Bedroom	Width 9'–4" [2835] max	Length 17'–6" [5335] max

7'–8" [2325] Arrows denote measurement distances to finished plaster

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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