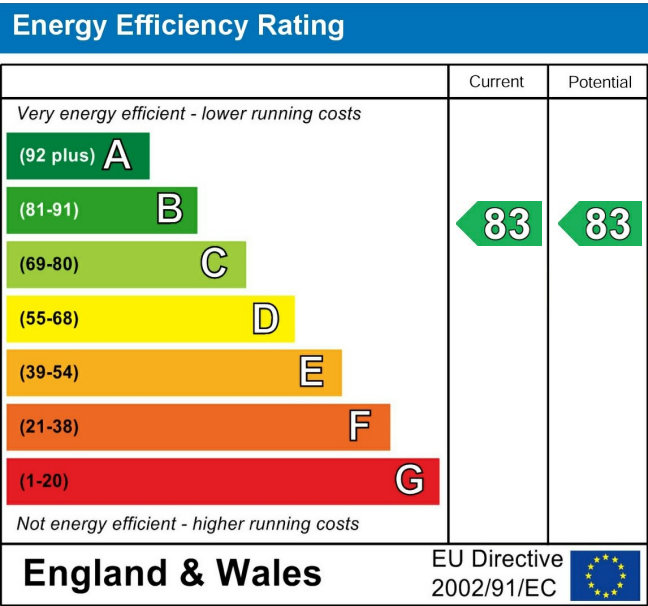
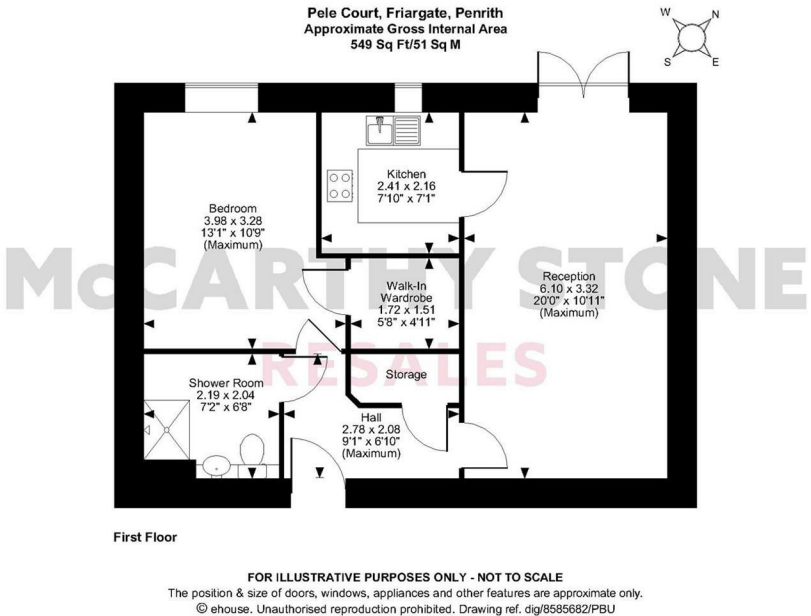




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17 Pele Court

Friargate, Penrith, CA11 7XT

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Pele Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- 1 bedroom apartment with private patio area
- Residents lounge
- Pet friendly
- Landscaped gardens
- Laundry room & Lift to all floors
- House Manager
- Guest Suite
- 24-hour emergency call systems & Secure entry systems
- Part Exchange Available
- Call McCarthy and Stone Resales to view 0345 5564104

McCarthy & Stone
Resales.

17 Pele Court, Penrith

 1 |  1 | Asking price £150,000

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary

Pele Court is a development of 47 one and two-bedroom retirement apartments for the over 60s. Facilities include a House Manager, 24-hour emergency call system, Homeowners' lounge, landscaped gardens and a guest suite (charges apply). A parking permit scheme operates, subject to availability.

The development is situated in the historic market town of Penrith, close to local shops, amenities and the Lake District National Park. All residents must be aged 60 or over.

Entrance Hall

Front door with spy hole opens into the entrance hall, with doors to the living room, bedroom, shower room and walk-in storage/airing cupboard. Features include

illuminated light switches, smoke detector, door-entry intercom and a 24-hour Apello emergency pull-cord system.

Lounge

Bright living room with double-opening UPVC French doors providing direct access to a patio area and the attractive communal gardens. Features include a wall-mounted electric fire, TV and telephone points, two ceiling lights, fitted carpet and raised power sockets. Part-glazed doors lead to the separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap and window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Benefiting from a walk-in wardrobe. UPVC double glazed window, Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such

as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,820.12 for the financial year ending 30/09/20256

Car Parking(Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st Jan 2015

Ground rent: £425 per annum

Ground rent review: 1st Jan 2030

Managed by: McCarthy Stone Management Services

Additional Information & Services

- Fiber Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

