WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

Flat 45, Woodlands Bridge Lane, Penrith, CA11 8GW



- **1st Floor Retirement Apartment with Lift Access**
- **Designed for Independent Living with Support Packages Available**
- **Open Plan Living Room with Kitchen**
- **Two Bedrooms and Shower/Wet Room**
- **Under Floor Central Heating + uPVC Double Glazing**
- **Resident's Lounge, Courtyard Garden, Bistro and Salon**
- **Off Road Parking**
- **Care Packages Available to Suit Needs**
- **Tenure - Leasehold, Council Tax - Band A, EPC Rate - C**
- **A Local Occupancy Restriction Applies**

Asking price £99,000

Perfectly suited to the elderly who wish to retain independence, yet benefit from being part of a lively and active community whilst having the support of a team of staff with varying care packages available, dependent upon needs, 45 Woodlands is a first floor retirement apartment with lift access and comfortable accommodation comprising: Hallway, Open Plan Living Room with Kitchen, Two Bedrooms and a Shower/Wet 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. and is less than half a mile from Penrith town centre allowing easy access for the shops and facilities.

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:
£660.61 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 Leasehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a communal hallway with security entry phone and lift and stairs to the first floor. A solid oak door opens to the;

Hallway

Having a built-in broom cupboard which also houses the MCB consumer unit. There is an emergency alarm and doors lead off to the bedrooms, shower room and;

Living Room/Kitchen 17'3 x 11'10 (5.26m x 3.61m)

The kitchen area is fitted with a range of oak effect fronted wall and base units and a granite effect worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and ceramic hob with extractor hood, space for an upright fridge freezer and plumbing for a washing machine.





The living room has underfloor heating, TV and telephone points, a security entry phone and a uPVC double glazed window looks onto the shared garden.



Bedroom One 11'x 13'6 (3.35mx 4.11m)

With underfloor heating, a TV point, a telephone point and a security entry phone. A uPVC double glazed window looks over the shared garden area and a door opens to the shower room.



Bedroom Two 9'1 x 8'4 (2.77m x 2.54m)
With underfloor heating, a television point and a uPVC double glazed window overlooking the gardens.



Shower Room/Wet Room 5'1 x 11'3 (1.55m x 3.43m)
Fitted with a wall mounted wash basin, a lavatory and a no step shower area with a mains fed shower over and tiles around. The main floor area is moulded with underfloor heating and there is a shaver socket/light and an extractor fan.



There is a shared residents lounge in which there are many activities and there are tea and coffee facilities.





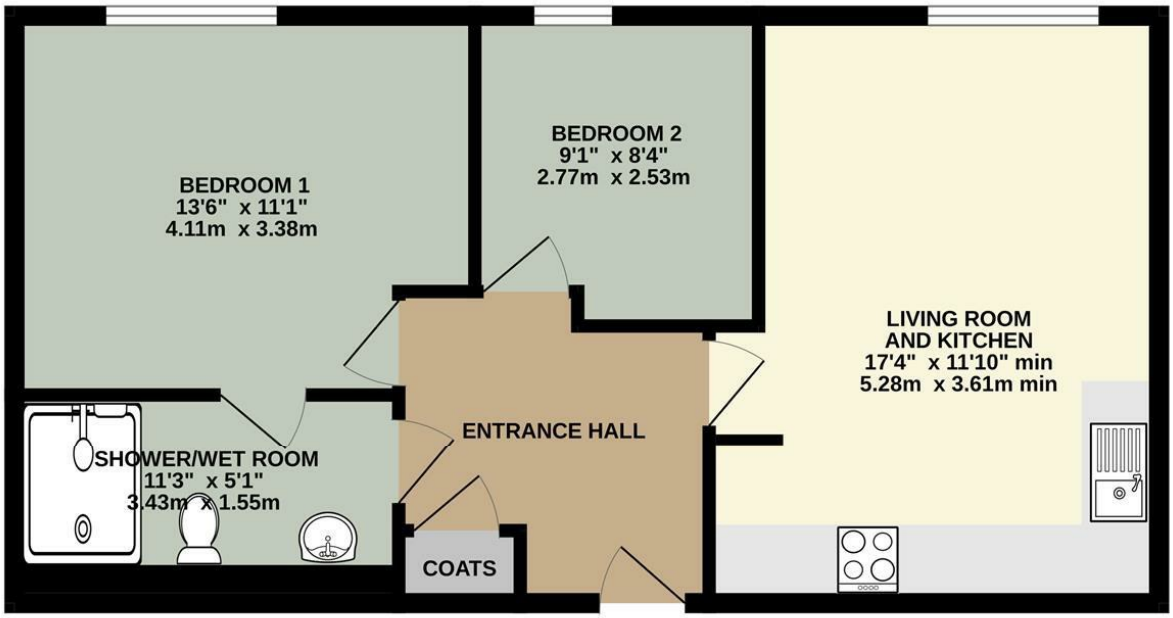
Woodlands is built around a courtyard garden with a patio and outdoor seating.





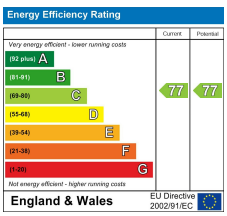
There is off road parking to the front of the block.

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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

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