

Asking Price £160,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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Retirement Property Specialists

Dutton Lodge

Tucked away in the heart of Penrith in Cumbria, Dutton Lodge is an attractive Retirement 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 GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

This delightful one bedroom ground floor apartment is ideally situated within the development, conveniently positioned close to the Owners' Lounge and main entrance. Beautifully presented in very good order throughout, the property offers bright and comfortable accommodation ready to move straight into. Benefitting from vacant possession and no onward chain

The Living room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A French door opens to a patio area, 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.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired.

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

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

Call us today to book your viewing!







Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Stunning Communal Gardens
- Owners private car park
- On site Lodge Manager
- Lift to all floors
- 24 hour Careline system for safety and security
- Buggy Storage
- 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
- Apartment fitted with electric door opener, perfect for someone with mobility issues







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

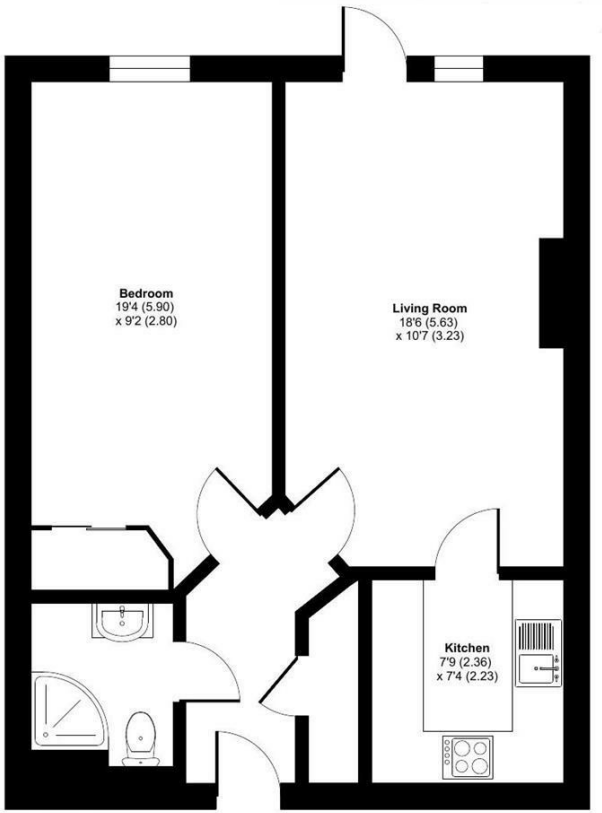
Council Tax Band B

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



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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