



Friargate

£65,000

Apartment 15, Pele Court, Friargate, Penrith, Cumbria, CA11 7XT

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £65,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pele Court is a purpose-built retirement complex nestled in the vibrant town of Penrith offering the perfect blend of comfort and convenience. Exclusively for the over 60s, this first-floor flat offers an idyllic lifestyle with no onward chain.

Residents of this delightful complex benefit from a range of communal amenities, where you can enjoy the beautifully maintained gardens, ideal for a leisurely stroll or a quiet moment with a book. The residents' lounge provides a welcoming space to socialise with neighbours and participate in community events such as the newly introduced exercise classes.



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Superfast
available



Permit scheme
available

Quick Overview

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

First floor 1 bedroom over 60's retirement flat

Purpose built complex, close to Penrith town
centre

Lift Access

No onward chain

Communal residents lounge, laundry room,
garden room & grounds

Secure entry system & keycode access

24 Hour emergency response call system

Superfast broadband available

Property Reference: P0441



Kitchen



Dining Area



Living/ Dining Room



Bedroom

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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Property Information

Tenure

Leasehold. 125 years from 1st January 2015

Ground Rent

We are advised that the current annual ground rent is £425.00 payable in two 6-monthly instalments each of £212.50

Service Charge

We are advised that the current service charge is £2987.16 p/a. McCarthy & Stone Management Services LTD

Contingency Fund

A contingency fund of 1% on the gross sale price upon disposition of the flat

Agents Notes

There are other Terms and Conditions contained within the lease. A copy of which is available upon request

Services

Mains water, mains electricity and drainage. Electric heating

Council Tax

Band B. Westmorland and Furness

Energy Performance Certificate (EPC) Rating

Band C. The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Superfast available

Directions

From Penrith, at M6 Junction 40 follow the A66 East signage to Kemplay Bank roundabout take the first exit into Penrith A6 Bridge Lane. Travel North and at ' John Norris The home of country sports 'turn right into Friargate. Drive past the parking area and Pele Court is on the left hand side

What3words Location

///users.challenge.reflect

Viewings

By appointment with Hackney and Leigh's Penrith office

Starting Price

£65,000



Bedroom



Shower Room



Front Aspect

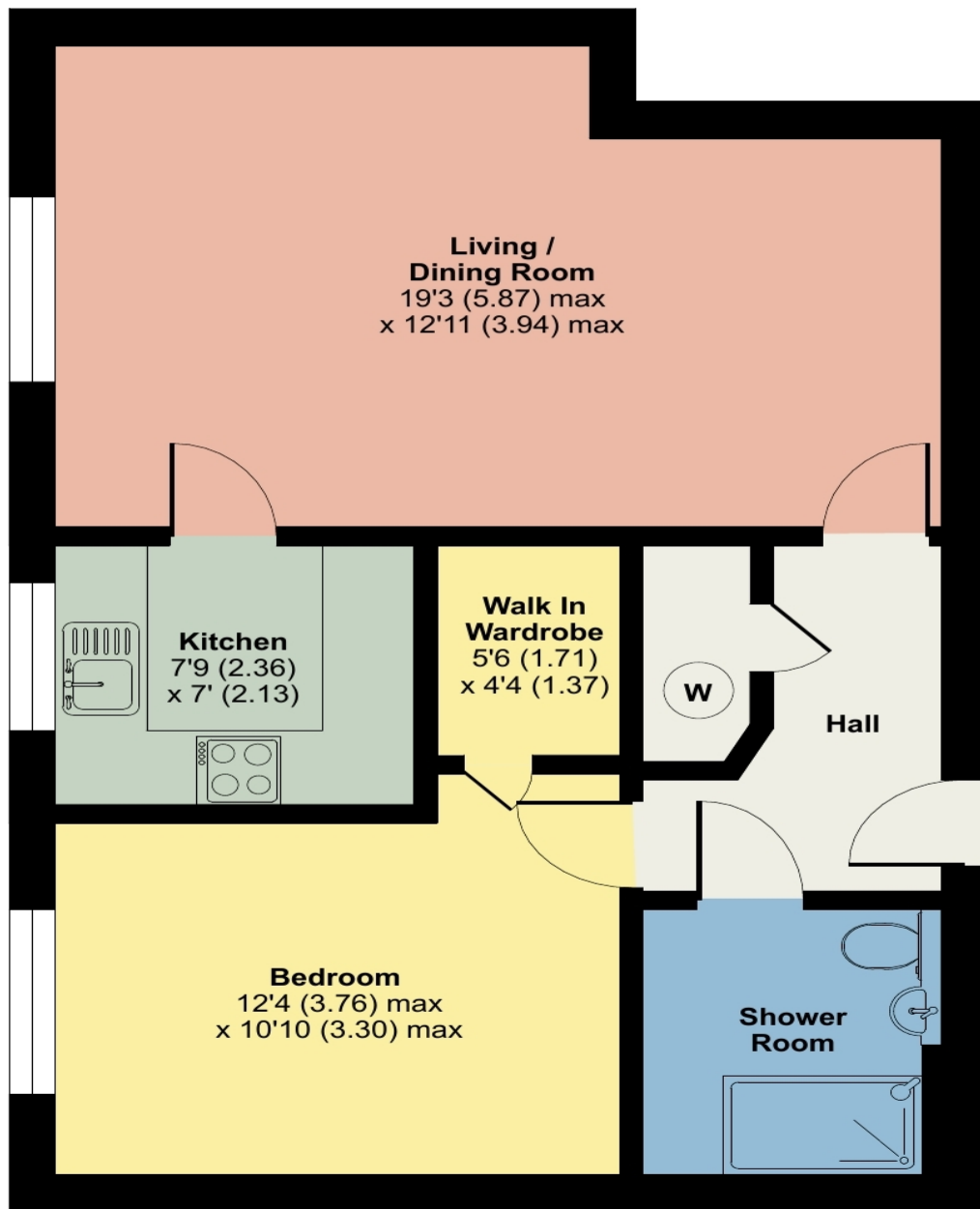


Communal Garden

Pele Court, Friargate, Penrith, CA11 7XT

Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1285006

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