

1 Glasson Court Victoria Road, Penrith, CA11 8HH

Guide price £115,000

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- Ground Floor Apartment
- Two Bedrooms
- No Onward Chain
- Leasehold (approx. 979 years), Service Charge £350 p.a
- Gas Central Heating
- Convenient for Town Centre

A two bedroom ground floor flat in Glasson Court, on Victoria Road in Penrith. It offers around 478 sq ft (44 sq m) of well-proportioned accommodation, with a central hallway giving access to every room and the benefit of gas central heating. Held on a long leasehold with approximately 979 years remaining, it would suit first-time buyers, downsizers or investors, and is offered for sale with no onward chain, allowing for a smoother, quicker move.

Directions

What3words location: ///length.reject.concerned

Lounge Diner 14'0" x 10'3" (4.27 x 3.14)
A bright, generously sized reception room with a window to the side and a chimney breast recess, which gives it a natural focal point.

Kitchen 7'7" x 8'3" (2.33 x 2.54)
Fitted with units and worktop in an L-shape, with an inset sink and drainer and a window. A useful store cupboard sits off the kitchen.

Principal Bedroom 10'3" x 10'5" (3.14 x 3.19)
A good-sized double bedroom with a window to the front aspect.

Bedroom Two 7'5" x 8'2" (2.27 x 2.50)
A single bedroom or home office, with a window to the rear aspect.







Shower Room 5'6" x 5'2" (1.70 x 1.60)
Fitted with a shower cubicle, WC and wash basin, with an obscure-glazed window.

Hall
A central hallway leads to all rooms.

Outside
Glasson Court has communal gardens and an allocated parking space.

Location
Victoria Road is a convenient address in Penrith, an historic market town on the edge of the Lake District National Park. The town centre, with its shops, cafés, pubs, supermarkets and other amenities, is close by. Penrith railway station (West Coast Main Line) and bus routes are nearby. Road links include the A66 and M6 (Junction 40), and Ullswater and the northern Lakes are a short drive away.

Services
Tenure is leasehold, with approximately 979 years remaining. The annual service charge is £350. Electricity, water and sewerage are all mains supplies, and the property is heated by gas central heating. Council Tax Band B. EPC Rating: D.

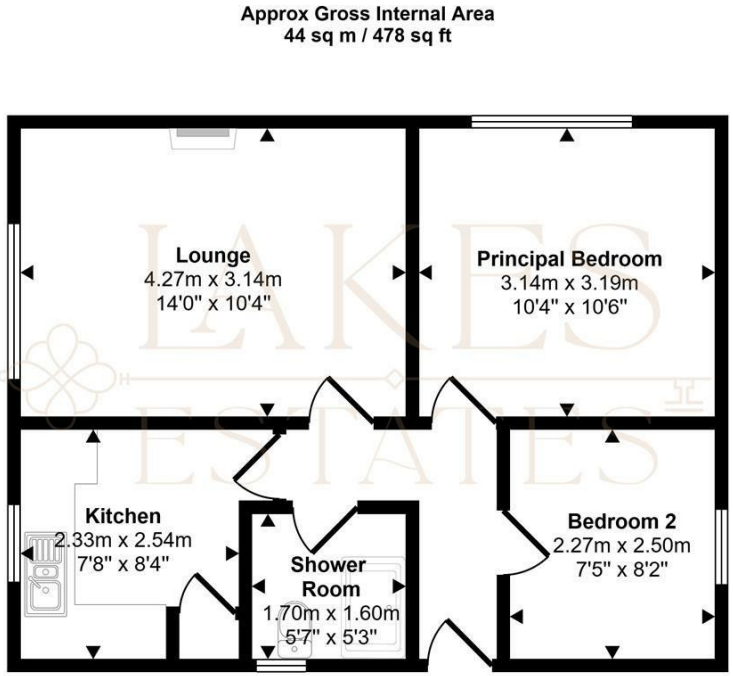
Please Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or



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Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

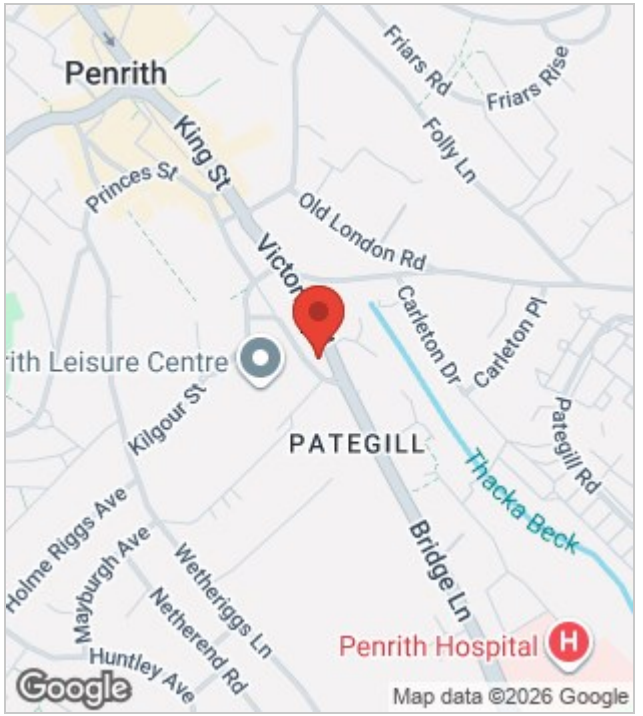
Floor Plans



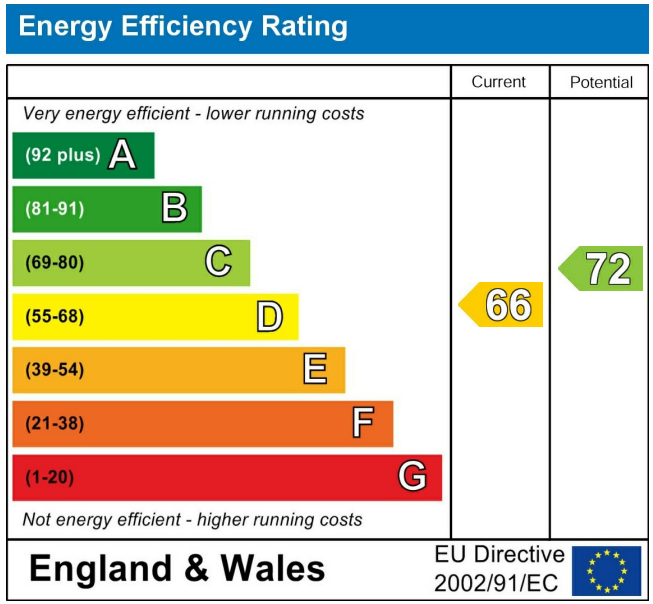
Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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