



Penrith

£140,000

Flat 1, Ashley Court , Alexandra Road, Penrith, Cumbria, CA11 9AN

Perfectly located within walking distance of the town centre, local schools, restaurants and transport links, this private and attractive ground floor apartment provides easy to maintain accommodation that offers some wonderful features, plenty of light and allocated off-street parking – ideal for anyone looking for a home that provides single level accommodation

Ashley Court is a well-presented, quiet development of six apartments, each jointly owning the freehold. The property benefits from a long lease and an affordable service charge, making it a cost-effective alternative to a bungalow, an ideal first home, or a potential investment opportunity with an estimated rental yield of approximately 6%.

Quick Overview

- 2 bedroom ground floor flat
- Ideal first home or retirement option
- Spacious living/ dining room with bay window
- Walking distance to town centre
- Close to local amenities
- Long lease
- Share of freehold
- Communal garden
- Allocated parking space for 2 vehicles
- Ultrafast broadband available



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Ultrafast
broadband
available



Allocated
parking

Property Reference: P0496



Kitchen



Living Room



Living Room



Living Room

The accommodation is accessed via a secure entry system, providing controlled access to the building. The entrance hall includes two useful storage cupboards and leads to a spacious living/dining room featuring a bay window that allows for plenty of natural light.

The kitchen is well designed, offering ample storage along with space for a washing machine and tumble dryer.

There are two well-proportioned bedrooms, including a spacious double and a comfortable single. The bathroom is fitted with a white suite comprising a bath with shower over, WC, wash hand basin, and heated towel rail.

Externally, residents have access to a private communal garden with lawn and fir tree boundaries. The property also benefits from allocated off-street parking, with space for up to two vehicles.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen

9' 1" x 6' 6" (2.77m x 1.98m)

Living Room

12' 9" x 14' 10" (3.89m x 4.52m)

Bedroom One

10' 1" x 14' 7" (3.07m x 4.44m)

Bedroom Two

7' 7" x 11' 1" (2.31m x 3.38m)

Bathroom

Property Information

Tenure

Leasehold

We have been advised the Freehold is 1/6 owned by each of the flat owners

The term is 999 years from 1st February 1991

Ground Rent

We have been advised there is a peppercorn rent on the first day of July in each year

Service Charge

We have been advised the Service Charge is £500 p/a

Management Company Information

Ashley Court Management

Council Tax

Band B

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage.

Electric heating

Energy Performance Certificate

Band D

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

Directions

From Penrith head south-east on Com market/ A592 towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout, take the 1st exit onto Cromwell Road/ B5288. Slight right onto Howard Street. Turn left onto Alexandra Road. The property will be on the right hand side

What3words Location

///meanings.mavericks.testing

Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (ind. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (ind. vat)



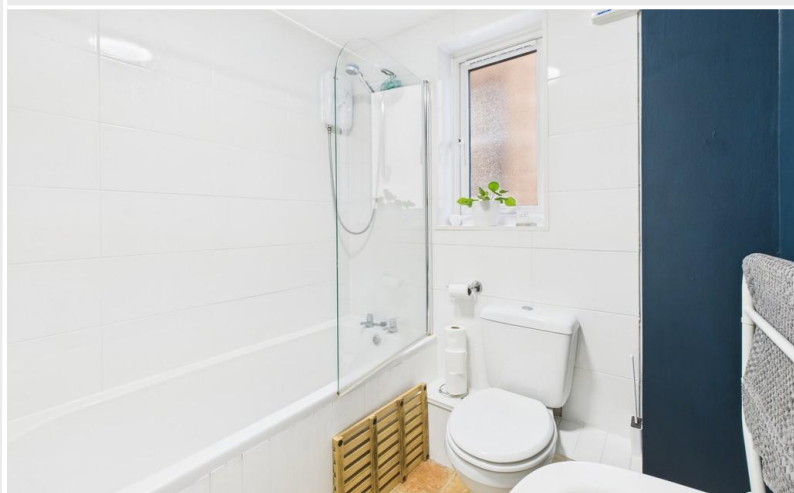
Bedroom One



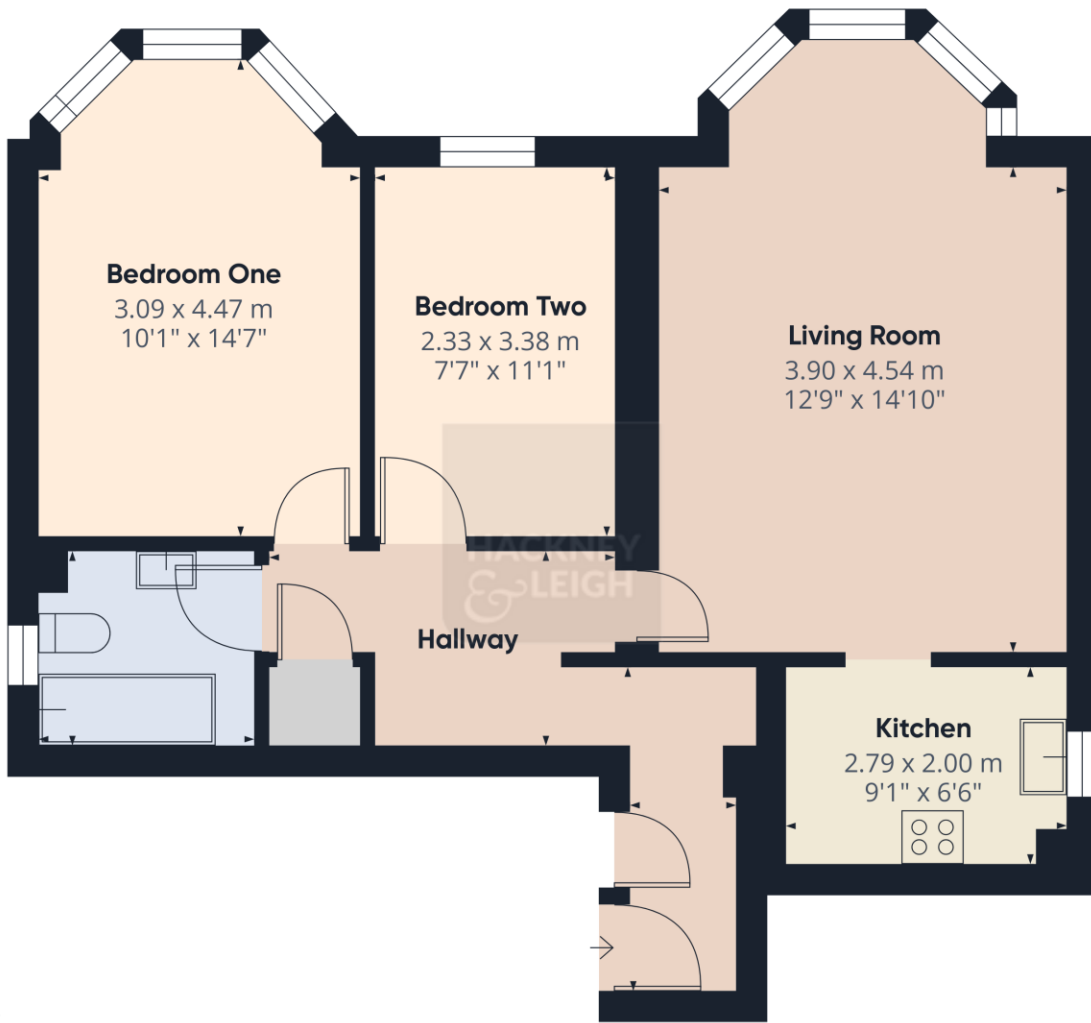
Bedroom One



Bedroom Two



Bathroom



Approximate total area⁽¹⁾
60.4 m²
650 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/12/2025.

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