



Apt 19, Pele Court Friargate, Penrith – CA11 7XT

Guide Price **£152,500**

PFK

Apartment 19

Pele Court Friargate, Penrith

Exclusively for the over-60s, this beautifully presented first-floor apartment offers a wonderful opportunity to enjoy independent living within a welcoming and well-established retirement community. Ideally positioned within easy reach of local amenities, including shops, the bus station and the town centre, the property combines comfortable accommodation with an excellent range of communal facilities, creating a lifestyle that is both convenient and reassuring.

The development benefits from a House Manager during designated hours, together with a 24-hour emergency call system, lift access to all floors and a secure entry system, providing additional peace of mind for residents and their families alike.

Beyond the apartment itself, homeowners can enjoy a variety of communal amenities including an attractive residents' lounge, where regular coffee mornings and social activities take place, a well-equipped laundry room and beautifully maintained communal gardens with established planting and inviting seating areas, perfect for relaxing and enjoying the surroundings. For those welcoming visiting family and friends, guest suites are also available to hire, subject to the applicable charge. Parking is available through a permit scheme, subject to availability, with further details available from the House Manager.

The apartment itself has been well maintained and offers deceptively spacious accommodation. A welcoming entrance hall provides access to all principal rooms and incorporates a particularly useful storage cupboard, housing the hot water cylinder and consumer unit, together with the secure door entry intercom system and 24-hour emergency pull cord.



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The stylish shower room has been thoughtfully designed with practicality in mind and is fitted with a contemporary suite comprising a level-access shower, WC and wash hand basin set within a vanity unit.

The living room is a comfortable space, offering ample room for both lounge and dining furniture. Although positioned on the first floor, the rear-facing windows enjoy a pleasant outlook towards the adjacent pathway and roadway at ground level, creating an open and accessible aspect.

Leading from the living room, the well-appointed kitchen is fitted with a range of wall and base units complemented by matching work surfaces and integrated appliances including an eye-level oven, hob with extractor hood over and fridge/freezer, providing everything required for everyday living.

Completing the accommodation is a generously proportioned double bedroom, enhanced by a superb walk-in wardrobe fitted with extensive shelving and hanging space, providing excellent storage and adding to the apartment's practicality.

Offering comfortable accommodation, excellent communal facilities and a friendly community atmosphere, this delightful apartment presents an ideal opportunity for those seeking the reassurance of retirement living without compromising on independence. Conveniently located and beautifully presented throughout, it is ready for its next owner to move straight in and enjoy.





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Pele Court Friargate, Penrith

Pele Court is located in a desirable and convenient area of Penrith, close to the town centre and within a short walk of all amenities. Penrith is a popular and thriving market town located on the north east fringe of the Lake District National Park. Both the A66 and M6 are easily accessible, as is Penrith railway station which runs on the west coast main line.

- A most welcoming first floor Apartment
- One bedroom with walk-in wardrobe
- Close proximity to local amenities (shops, bus station etc)
- Deceptive accommodation with level access shower
- House Manager on site during certain hours
- 24-hour emergency call systems and lifts to all floors
- Attractive communal gardens and well-presented homeowners lounge
- Strictly for occupants over the age of 60
- Tenure - Leasehold
- EPC Rating - B
- Council Tax Band - B



ACCOMMODATION

Entrance Hall

Living Dining

18' 10" x 11' 1" (5.74m x 3.37m)

Kitchen

7' 10" x 7' 0" (2.39m x 2.13m)

Bedroom

13' 9" x 8' 7" (4.18m x 2.62m)

Walk-in Wardrobe

3' 8" x 6' 3" (1.11m x 1.90m)

Shower Room

7' 3" x 6' 11" (2.20m x 2.12m)

Communal Lounge and Laundry Facilities

Location

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ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Leasehold & Service Charge

Tenure – the property is leasehold with the lease being granted on 1 January 2015 for a period of 125 years. Charges – estimated service charges for 2026 are £248.94 monthly with ground rent fees of approximately £425 also being payable yearly.

Directions

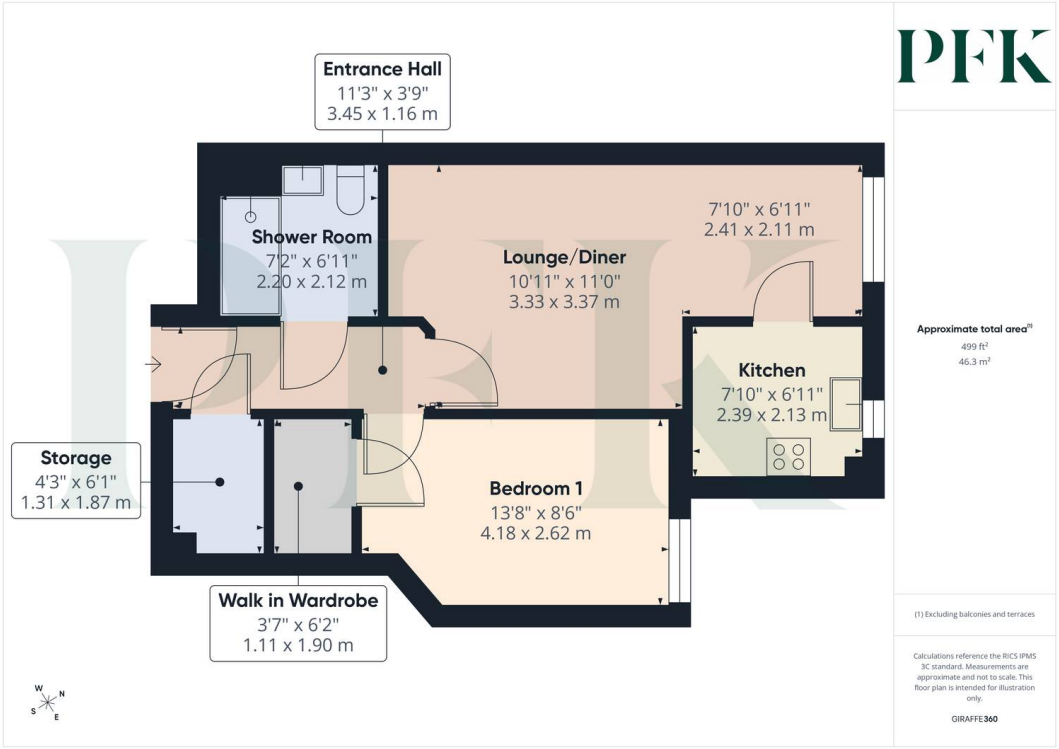
The property can be located by using What3Words –
///fluffed.clots.scar (Garden entrance to ground floor hall),
///shifters.uses.defend (Main front Entrance) or via the Post Code CA11 7XT.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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