



Friargate

£100,000

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

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, ensuring a seamless transition into your new home allowing you to enjoy your retirement years to the fullest. Built by the renowned McCarthy and Stone, Pele Court is synonymous with quality and attention to detail. The property boasts a secure entry system.

The property is conveniently located close to lift access allowing easy mobility throughout the complex, providing peace of mind and independence. Residents can also enjoy the communal areas, including a welcoming lounge where a variety of activities foster a sense of community and camaraderie among neighbours. Embrace the vibrant lifestyle Penrith has to offer, with shops, cafes, and local amenities just a stone's throw away.

Quick Overview

- First floor 1 bedroom over 60's retirement flat
- Purpose built complex, close to Penrith town centre
- No onward chain
- Communal residents lounge, laundry room, garden room & grounds
- Lift Access
- Secure entry system & keycode access
- Superfast broadband available



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Superfast available



Permit Scheme

Property Reference: P0441



Kitchen



Dining Area



Communal Garden

Whether you're seeking a peaceful retreat or an active social life, Pele Court caters to all preferences. There is also a guest suite for visitors who wish to stay (additional charges apply) and a car parking permit scheme applies if available. For more information check with the house manager for availability.

The spacious living room/diner is where you can unwind with a good book or host family and friends for a cosy gathering. The open layout provides flexibility in arranging your furniture, allowing you to personalise the space to your taste. Carpet flooring. Double glazed window to rear aspect. Adjacent to the living area, you'll find the kitchen. The compact kitchen is cleverly designed to maximise functionality without compromising on style. With modern appliances and smart storage solutions, it's a perfect space for preparing meals with ease, featuring integrated electric hob, oven and extractor with integrated fridge/ freezer. Stainless steel sink with mixer taps. Dark coloured worktops with wooden effect wall and base units. Part tiled with tiled flooring. Double glazed window to rear aspect.

Large double bedroom with walk-in wardrobe. The walk-in wardrobe is thoughtfully designed to house your belongings neatly, ensuring everything is within easy reach. Whether you have an extensive collection of clothing or simply appreciate a well-organised space, this bedroom caters to all your storage desires. Carpet flooring. Double glazed window to rear aspect. The three piece wet room comprises of, walk-in shower with grab rail, WC, basin with mixer taps and heated towel rail. Fully tiled.

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.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The town offers many cafes, restaurants, independent shops and leisure centre with good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Hall

Kitchen 7' 9" x 7' 0" (2.36m x 2.13m)

Living/ dining room 19' 3" x 12' 11" (5.87m x 3.94m)

Bedroom One 12' 4" x 10' 10" (3.76m x 3.3m)

Walk in Wardrobe 5' 6" x 4' 4" (1.68m x 1.32m)

Shower Room

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 £ 248.93 per month

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

Broadband Speed

Ultrafast available

Directions

From Penrith, at M6 Junction 40 follow the A66 East signage to Kemplay Bank roundabout take the first exit into Penrith A66 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

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Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£100,000

Anti-Money Laundering (AML) Regulations

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 (incl. 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 (incl. vat)



Bedroom



Bathroom

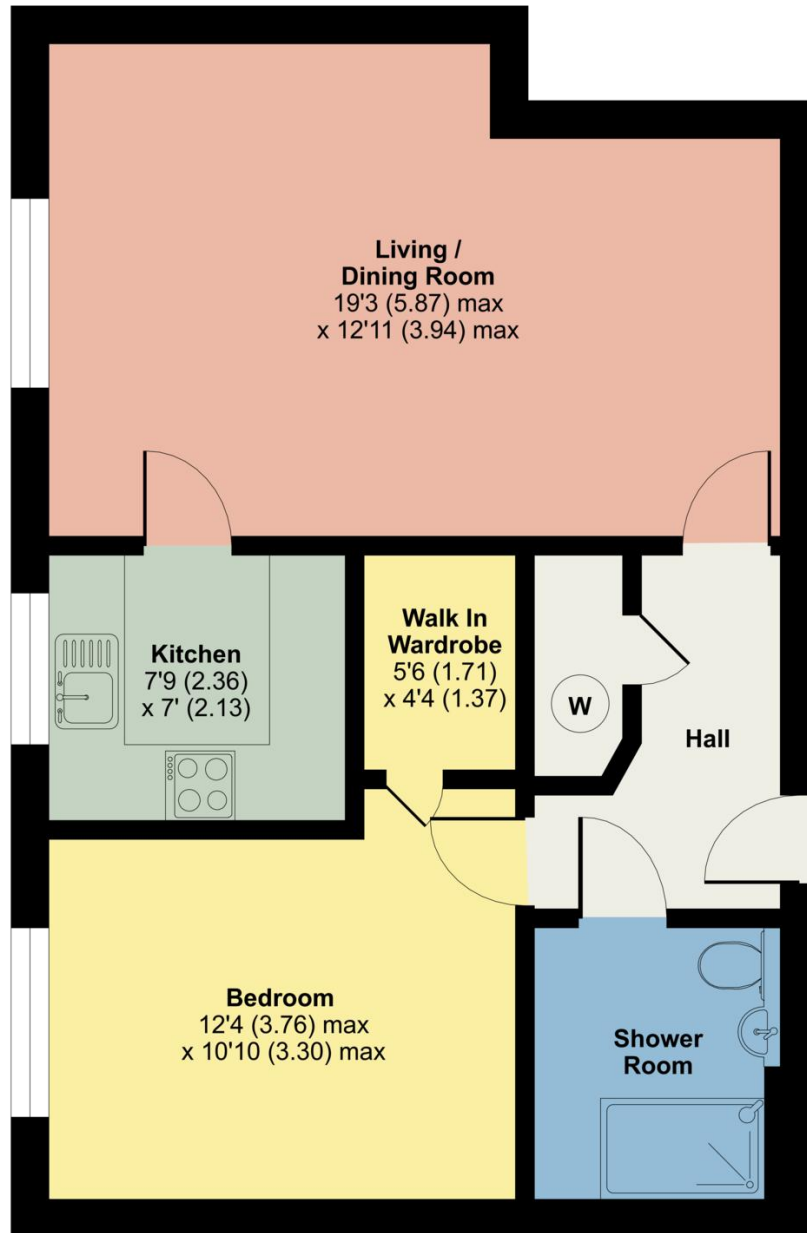


Communal Garden

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). © n/checon 2025. Produced for Hackney & Leigh. REF: 1285006

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