



Beacon Edge

£325,000

5 Jubilee Lodge , Beacon Edge, Penrith, CA11 7SQ

Located along the highly desirable Beacon Edge, 5 Jubilee Lodge presents an excellent opportunity for those seeking the convenience of ground floor living to acquire this beautifully appointed apartment, complete with private gardens, garage and parking.

Having undergone a comprehensive refurbishment including an extension approximately five years ago, the property has since been lovingly maintained by the current owner, who has transformed the thoughtfully landscaped garden into a true haven. Bursting with colorful planting and inviting seating areas, it is a wonderful space for keen gardeners and those who simply enjoy spending time outdoors.

Quick Overview

- Two bedroom ground floor apartment
- Stunning living/ dining room
- Highly desirable location
- Peaceful setting
- Landscaped private garden
- No onward chain
- Within easy reach of the town centre
- Beautifully appointed
- Single garage and parking
- Ultrafast broadband available



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Ultrafast
available

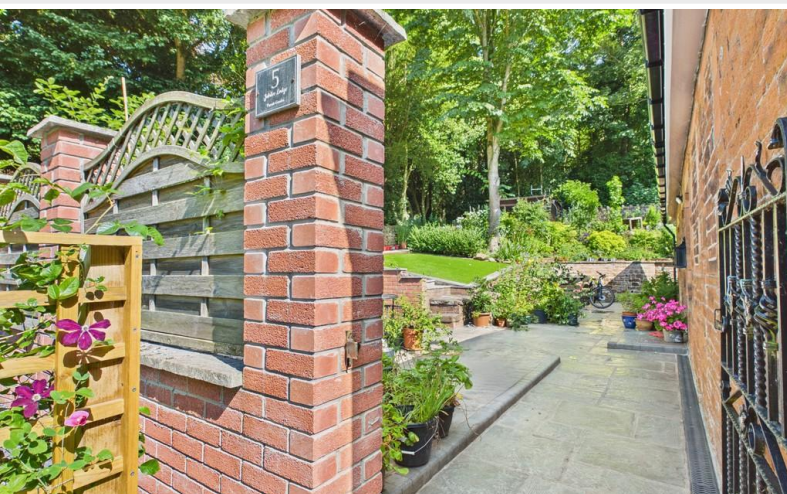


Garage and
parking

Property Reference: P0599



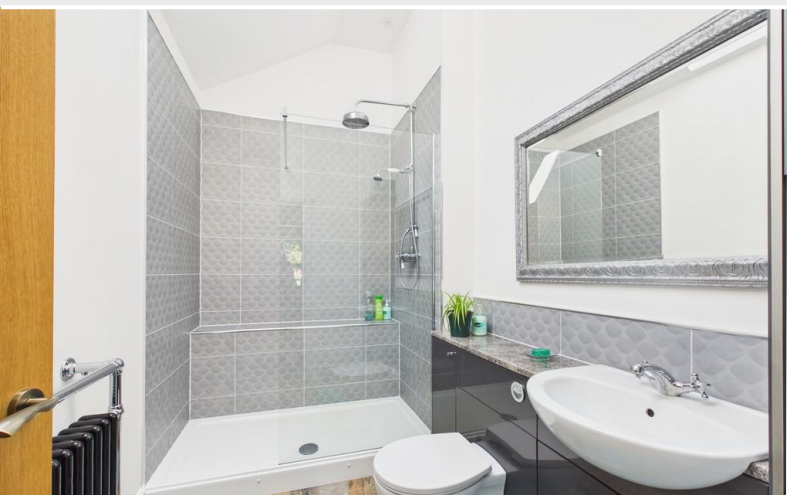
Jubilee Lodge



Gated Entrance



Kitchen



Shower Room

Approached via attractive pathways through beautifully maintained communal gardens, the apartment enjoys its own private entrance, accessed directly from the garden, creating an immediate sense of privacy and charm.

The welcoming entrance hallway provides a clear and practical layout, giving access to each room in turn. The accommodation comprises a well-designed kitchen, a beautifully appointed shower room and two bedrooms. Whilst the bedrooms are modest in size, bedroom one benefits from a useful dressing area, making excellent use of the available space.

Undoubtedly the heart of the home is the impressive living and dining room. Overlooking the stunning private garden, this wonderfully bright room is flooded with natural light while retaining an abundance of character, including exposed sandstone walls and a log-burning stove. Generous in proportion, it offers ample space for both everyday living and entertaining, reflecting a design that prioritises the areas of the home where time is most often spent.

Offered for sale with no onward chain, this wonderful home is perfectly positioned to enjoy some of the area's most picturesque surroundings. From the doorstep, you can explore beautiful woodland walks leading up to and around the Beacon, while the town centre is within comfortable walking distance. The property also benefits from being on the town bus route, providing convenient access to local amenities and transport links.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Living/ Dining Room

15' 9" x 24' 4" (4.8m x 7.42m)

Kitchen

8' 6" x 11' 2" (2.59m x 3.4m)

Shower Room

Bedroom One

10' 4" x 10' (3.15m x 3.05m)

Dressing Area

4' x 9' 4" (1.22m x 2.84m)

Bedroom Two

10' 4" x 8' 3" (3.15m x 2.51m)



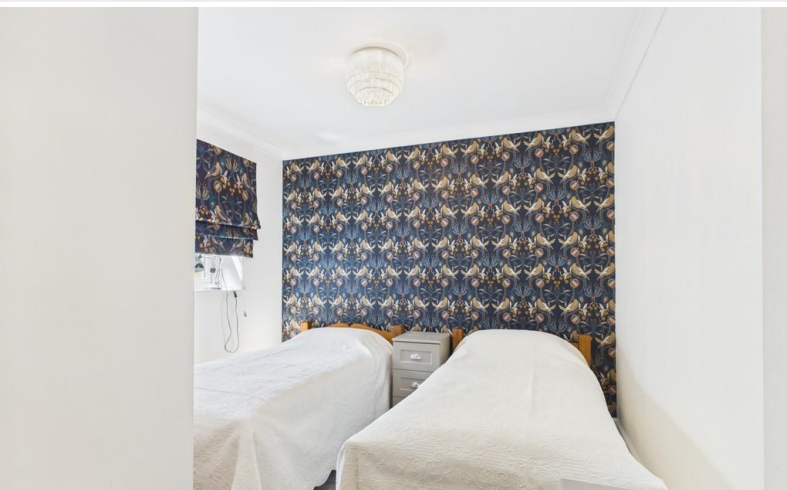
Living Room



Dining Room



Bedroom Two



Bedroom One



Dressing Area



Garage and Parking

Property Information

Tenure

Leasehold

We have been advised the Freehold is 1/9 owned by each of the flat owners

The term is 999 years from 1st June 1989

Ground Rent

We have been advised there is no ground rent payable

Management Charge

We have been advised the management charge is £140 a month

Management Company Information

Rowan Commercial and Residential Block Management

Council Tax

Westmorland and Furness Council

Band C

Services & Utilities

Mains electricity, mains water, mains drainage and gas central heating

Rights of Way

Access over the courtyard for the purpose of repair to the other properties at Jubilee Lodge

Energy Performance Certificate

Band D

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

Directions

From the centre of Penrith head through Burrowgate and at the mini-roundabouts at the top of Sandgate, continue up Fell Lane. At the top of Fell Lane turn left on to Beacon Edge and the property is approx. 200m along on the right. Number 5 is privately appointed to the rear of the main building.

What3words Location

///narrating.evenly.sprawls

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 (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)



Garden



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Request a Viewing Online or Call 01768 593593

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