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Residential
Estate Agents
Letting Agents

3 Central Buildings, Cornmarket, Penrith, CA11 7HT

- **Modern Cottage Style Home**
- **Quiet Mews Type Development in the Town Centre**
- **Open Plan Living Room and Kitchen**
- **Double Bedroom and Bathroom**
- **uPVC Double Glazing and Gas Central Heating**
- **Communal Terraced Garden with Drying Area**
- **Resident Permit Parking Available from Westmorland and Furness Council**
- **Tenure - Freehold. Council Tax Band - A. EPC - C**

Asking price £110,000

Tucked away in quiet pedestrian mews style row of modern cottages in the heart of Penrith, 3 Central Buildings is a smart, comfortable and efficient home with accommodation comprising, Open Plan Living Room and Kitchen, Landing with built in wardrobes, a Double Bedroom and a Bathroom. The cottage also benefits from uPVC Double Glazing and Gas Central Heating via a condensing combi boiler.

The cottage is accessed along a private shared path and steps to the entrance and across the front of the cottage is a shared Terrace with drying area.

Resident permit parking is available, subject to availability through Westmorland and Furness Council

Location
Central Buildings is in the centre of Penrith and can be accessed on foot only by walking through the broad covered passageway to the right of Birtles Sports Shop.

Amenities
Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services
Mains water, drainage, gas and electricity are connected to the property.

Tenure
The property is freehold and the council tax is band A.

Anti Money Laundering Requirements
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check..

Referal Fees
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Living Room/Kitchen 15'5 x 13'8 (4.70m x 4.17m)

The kitchen area is fitted with a range of pale oak effect printed wall and base units and a cream worksurface incorporating a stainless steel single drainer sink with tiled splashback. There is space for a gas or electric cooker, plumbing for a washing machine and space for an undercounter fridge. A wall mounted Baxi gas fired condensing combi boiler provides the hot water and central heating.

A natural wood staircase leads to the first floor. A uPVC double glazed window faces to the front and there is a double radiator a TV point, a telephone point and a gas supply and flue for a gas fire.

First Floor-Landing

Built-in wardrobes to one side give hanging and shelf storage and a double glazed roof light gives natural light.

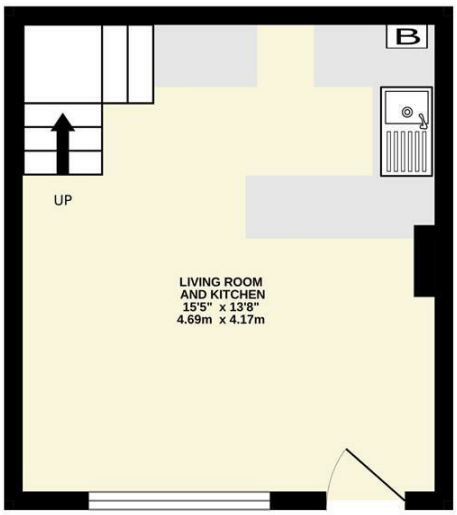
Bedroom 12'4 x 8'6 (3.76m x 2.59m)
Having a recessed shelved cupboard over the stair head, a single radiator, a TV aerial lead and a uPVC double glazed window to the front.

Bathroom 6'8 x 4'10 (2.03m x 1.47m)
Fitted with a toilet, a wash basin and a bath with mixer shower taps and tiles around. uPVC double glazed window to the front.

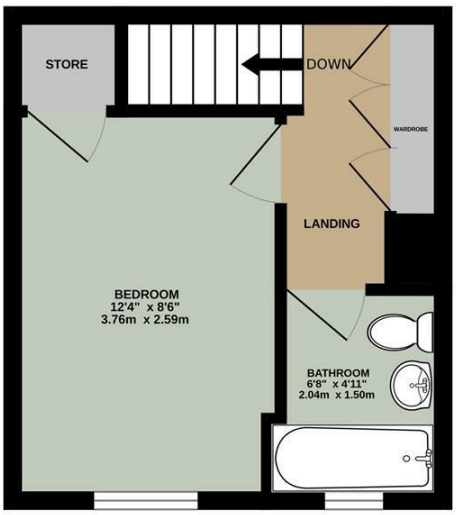
Outside
Central buildings is accessed through a broad covered passage from Great Dockray leading to steps up to the front door.

Across the front of central buildings apartments is a flagged patio area with clothes line and is available to all the residents.

GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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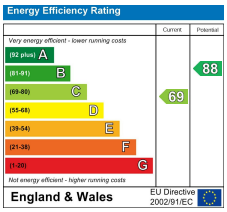

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