



## Friargate

£180,000

44 Pele Court, Friargate, Penrith, CA11 7XT

Pele Court is a purpose-built retirement complex located in the beautiful market town of Penrith offering the perfect blend of comfort and convenience. Exclusively for the over 60s, this third-floor flat offers an idyllic lifestyle with the added benefit of no onward chain, with new carpets and decoration throughout, 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, while the on-site house manager is always on hand to assist with any needs.

The home is conveniently located close to the lift access, allowing easy mobility throughout the complex, while 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 and laundry room. There is also a guest suite for visitors who wish to stay (additional charges apply) and a car parking permits scheme applies if available. For more information check with the house manager for availability.

### Quick Overview

- Third floor, 1 Bedroom, over 60's retirement flat
- Spacious living room & balcony
- Located close to lift Access
- Purpose built complex, close to Penrith town centre
- Personal care packages available
- No onward chain
- Communal residents lounge, garden room & grounds
- Secure entry system & keycode access
- Ultrafast Broadband available
- Laundry room free of charge



1



1



1



C



Ultrafast  
available



Permit  
Scheme

Property Reference: P0470



Kitchen



Living Room



Kitchen



Living Room

As you enter, you'll immediately appreciate the spaciousness of the hallway which serves as a perfect introduction to the rest of the home. The entrance hall features two good sized storage cupboards, that provide ample space to store all your belongings neatly out of sight. Leading from the living/dining room, into a small well-appointed kitchen designed with efficiency in mind. It boasts an integrated electric hob, oven and extractor. Integrated fridge/ freezer, ensuring you have all the essentials at your fingertips. Stainless steel sink. Grey coloured worktops with pine effect wall and base units. Part tiled with tiled flooring. Double glazed window to rear aspect.

The spacious living/dining room, which allows for versatile furniture arrangements, making it easy to create distinct zones for dining, lounging, and entertaining. The room is beautifully illuminated by a large double glazed window to the rear aspect, which frames picturesque views of the communal garden below. Adding to the room's appeal are the double glazed patio doors that lead onto a quaint patio area. This seamless indoor-outdoor connection invites you to step outside and enjoy the fresh air. The small patio is perfect for a few potted plants, a peaceful spot to soak up the sun or enjoy a breath of fresh air, while overlooking the unique view of the roof.

Bedroom 1 is a generously sized double bedroom boasting fitted wardrobes that provide an abundance of hanging space, ensuring your clothing and accessories are neatly organised and easily accessible. Double glazed window to rear aspect. Carpet flooring. Three piece shower room that features a walk-in double shower with grab rails, WC and vanity unit with basin. 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 local amenities including, 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

##### Entrance Hall

**Kitchen** 8' 10" x 7' 1" (2.69m x 2.16m)

**Living/ Dining Room** 19' 6" x 10' 0" (5.94m x 3.05m)

##### Balcony

**Bedroom One** 15' 4" x 9' 3" (4.67m x 2.82m)

##### Shower Room

#### Property Information

##### Tenure

Leasehold

125 years from 1st January 2015

### Ground Rent

We are advised there will be a Ground Rent payable of £425 per annum for the first 15 years, and then this will be reviewed upon every 15th anniversary of the Lease Date

### Service Charge

We are advised that the current service charge is £235.01 per month McCarthy & Stone Management Services LTD

### Contingency Fund

A contingency fund of 1% on the gross sale price upon disposition of the flat to be paid by the vendor

### Agent's 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

### EPC

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

### Broadband Speed

Ultrafast available

### Directions

From Penrith, head south-east on Little Dockray towards Commarket. Follow A592 and A6 to Burrowgate. Continue on Burrowgate and the property will be left hand side

### What3words Location

///users.challenge.reflect

### Viewings

By appointment with Hackney and Leigh's Penrith office

### Price

£180,000

### 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 £42.67 (inc. VAT) per individual or £36.19 (inc. 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 £120 (inc. vat).



Bedroom



Bedroom



Shower Room

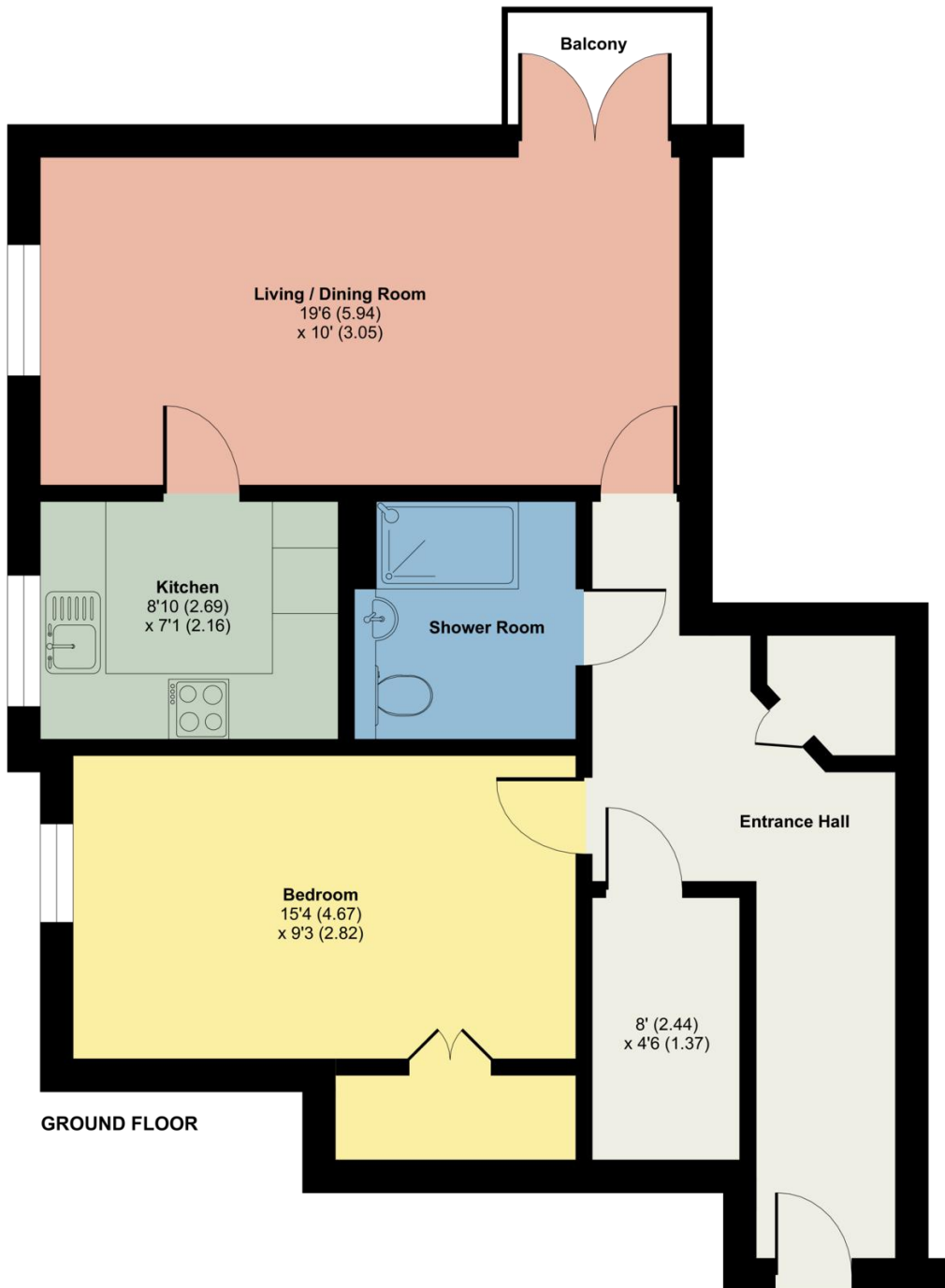


Front Aspect

# Pele Court, Friargate, Penrith, CA11 7XT

Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1318873

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 08/07/2025.

Request a Viewing Online or Call 01768 593593