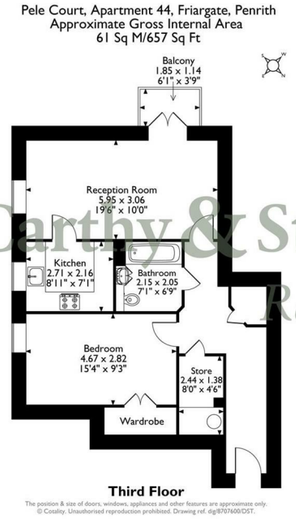
Excellent

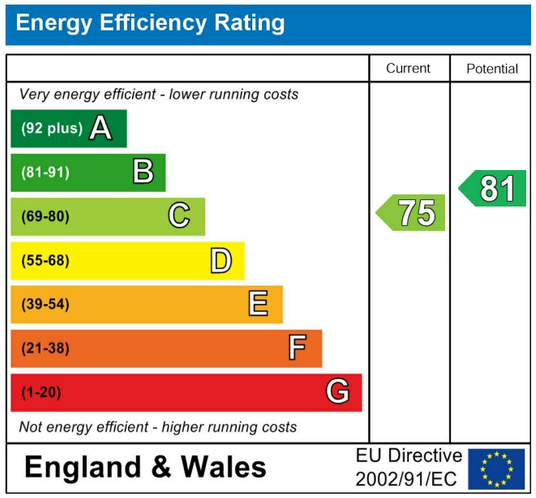
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Registered in England and Wales No. 10716544

The Property Ombudsman







44 Pele Court

Friargate, Penrith, CA11 7XT

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 44 Pele Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious one-bedroom retirement apartment
- Private rooftop balcony
- Bright and spacious lounge
- French doors opening onto balcony
- Modern fully fitted separate kitchen
- Large walk-in storage cupboard
- Double bedroom with walk-in wardrobe
- Contemporary level-access shower room
- Secure entry and emergency call system
- Convenient Penrith town location

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Pele Court, Penrith

1 | 1 | Asking price £175,000

Development Overview
Enjoy a relaxed and independent retirement in the heart of Penrith at Pele Court, a welcoming McCarthy & Stone Retirement Living development perfectly positioned for enjoying the beautiful Lake District and surrounding Eden Valley. Exclusively designed for the over 60s, Pele Court offers a wonderful combination of comfort, convenience and a friendly community atmosphere.

The development comprises 47 one and two-bedroom apartments, with a dedicated House Manager on hand during working hours, a 24-hour emergency call system and secure camera door entry for added peace of mind. Residents can enjoy socialising in the inviting Homeowners' lounge, while visiting family and friends can make use of the convenient Guest Suite (subject to availability and a nightly charge). A parking permit scheme is also available, subject to availability.

Situated in the historic market town of Penrith, residents have access to a fantastic selection of independent shops, cafés, restaurants and everyday amenities. With charming streets, traditional markets and the breathtaking Lake District National Park nearby, Pele Court offers an excellent setting to make the most of retirement.

Apartment Overview
Enjoy delightful views across the landscaped garden courtyard from every room of this beautifully presented one-bedroom retirement apartment at Pele Court. Newly decorated and carpeted throughout, with brand-new curtains and blinds, this attractive apartment offers spacious accommodation, modern conveniences and a peaceful setting for comfortable retirement living.

The bright and spacious lounge provides ample room for both relaxing and dining, with double-glazed French doors opening onto a private balcony. The French doors also benefit from a newly installed electric roller blind, offering additional comfort and convenience. A separate, fully tiled kitchen features modern fitted units, an eye-level oven, ceramic hob, integrated fridge/freezer and dishwasher.

The comfortable double bedroom benefits from a generous walk-in wardrobe and plenty of natural light. The fully tiled shower room features a level-access shower, WC and vanity wash basin. All curtains, Roman blinds and roller blinds throughout the apartment are newly fitted, complementing the fresh décor and carpets.

A welcoming entrance hallway provides access to two generous walk-in storage cupboards, offering excellent additional storage space. The apartment also benefits from a secure door entry intercom and 24-hour emergency call system for added peace of mind.

Residents benefit from a range of communal facilities, including a laundry room with washing machines and tumble dryers. Unlimited use of the communal laundry facilities is included within the service charge, providing additional convenience without any extra laundry charges.

Parking permits may be available on a first-come, first-served basis, subject to availability and an annual charge, typically £250. Please check with the House Manager for further details.

Landscaped Gardens
Pele Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

Social Lifestyle
The Communal Lounge is at the heart of the community at Pele Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services
• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,134.10 per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
Lease: 125 years from 1st Jan 2015
Ground rent: £425 per annum
Ground rent review: 1st Jan 2030
Managed by: McCarthy Stone Management Services

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













