

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

1 Langton Court, Penrith, CA11 7AF



- **Purpose Built Ground Floor Apartment**
- **Convenient Location in Penrith Town Centre**
- **Open Plan Living Room + Kitchen**
- **Bedroom and Bathroom with Shower Over the Bath**
- **Double Glazing and Electric Heating**
- **Shared Central Courtyard**
- **Resident Permit Parking Available Through Westmorland and Furness Council**
- **Tenure - Leasehold, 88 Years Remaining**
- **Council Tax Band - A. EPC - C**

Asking price £80,000

In the centre of Penrith, this compact ground floor apartment is ideal for a single person or a rental investor and has accommodation comprising; Entrance Hall, Open Plan Living Room and Kitchen, a Bedroom and a Bathroom with a shower over the bath. Outside there is a Lockable Store and a Shared Central Courtyard whilst Resident Permit Parking is available through Westmorland and Furness Council. The property also benefits from Double Glazing and Electric Heating.

Location

Langton Court is located in the centre of Penrith, on Victoria Road. From the Wilkes-Green and Hill Office, turn right and walk down Angel Lane to Market Square and then turn right again into King Street. Head South and after 200m, Langton Court is on the right.

The what3words position is; [online.kickbacks.tree](https://www.what3words.com/online.kickbacks.tree)

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity (card meter) are connected to the property.

Tenure Leasehold

The property is leasehold. The vendor informs us that there is a 125 year lease from 14th December 1989 and that the ground rent is peppercorn with a service charge of £840 per annum, (payable £210 every three months) which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company.

The council tax is band A.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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.

Referral 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

ACCOMMODATION

Entrance

A door from the roadside opens to a shared passageway which leads to the central courtyard.

A uPVC double glazed door in the shared passageway opens to the;

Entrance Hall

Having a modern panel wall heater, a telecoms point and panel doors off to the bedroom, shower room and;

Living Room & Kitchen 10'9 x 16'8 (3.28m x 5.08m)

The kitchen area is fitted with a range of cream shaker style fronted wall and base units with a wood effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a freestanding electric cooker and plumbing for a dishwasher. A built-in airing cupboard houses the hot water tank.



There are 2 UPVC double glazed windows to the front, a modern electric panel wall heater, a TV aerial lead and a wall cupboard houses, the MCB consumer unit.



Bedroom 10'x 8'5 (3.05mx 2.57m)

A UPVC double glazed window looks onto the courtyard and there is an electric panel wall heater.



Bathroom 5'10 x 7'10 max (1.78m x 2.39m max)

Fitted with a toilet, a wash basin and a bath with an electric shower over, a shower screen and tiles around. The flooring is tiled, there is an electric heated towel rail, a shaver socket/light, a wall mounted fan heater and a uPVC double glazed window.



Outside

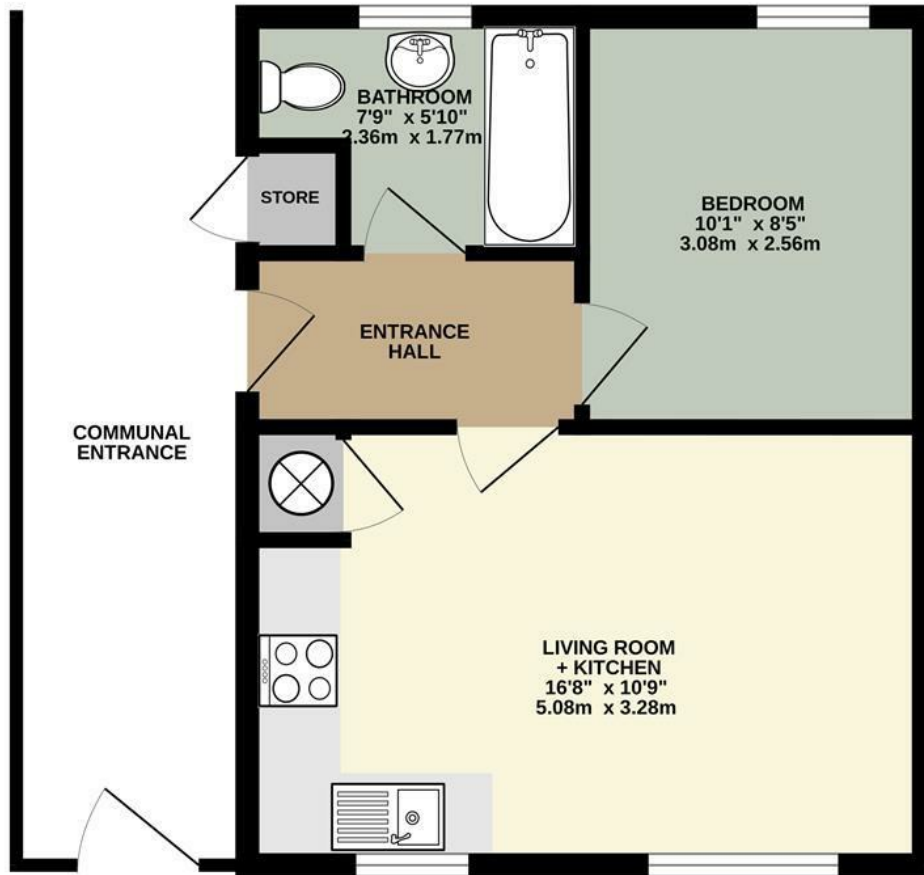
Next to the front door is a lockable store.

The Langton Court flats are built around a central courtyard which is block paved and available for the use of all the residence.



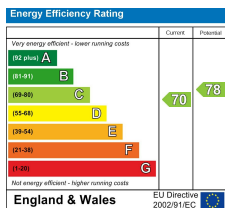
Resident permit parking is available through Westmorland and Furness Council, subject to availability.

GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 347 sq.ft. (32.3 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.
Made with Metropix 6/2026



Email - info@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

