

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

37, Pele Court Friargate, Penrith, CA11 7XT



- **Smart Modern Purpose Built Retirement Apartment**
- **Convenient yet Peaceful Location in the Centre of Penrith**
- **Living Area with Fitted Kitchen, Bedroom + Shower Room**
- **Central Residents Courtyard Garden**
- **Residents Lounge, Coffee Room and Laundry**
- **A Guest Suite on the Ground Floor is Available to Visitors Subject to Booking.**
- **Modern Electric Heating + uPVC Double Glazing**
- **Tenure - Leasehold, 125 Years from 01/01/2015. EPC Rate - C. Council Tax Band - B**
- **Permit Parking Available at additional cost**

Asking price £160,000

This smart, modern and efficient apartment is specifically designed for the retired person looking for independent living whilst being within a community of like minded residents. The accommodation comprises: Hallway, Open Plan Living Room Kitchen, a Double Bedroom with Walk in Wardrobe, a Shower Room and a Store Room.

There are also communal facilities, including a beautiful Courtyard Garden, Lounge Area and a Laundry.

The apartment has Electric Heating and is fully uPVC Double Glazed giving an energy performance rating of C.

Location

From Penrith town centre, head up Sandgate and turn right at the mini roundabouts into Benson Row. Follow the road around to the right and the entrance to Pele Court is on the right. There is public parking available in Friargate, just beyond the entrance.

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 and electricity are connected to the property.

Tenure

The vendor informs us that the property is leasehold with a term of 125 years from 1st January 2015. The ground rent is £ 425.00 per annum and the service charge is currently £248.93 per month. The council tax band is band is B. Parking is available by application on a first come first served basis at £250.00 per annum.

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 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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a solid door with peep hole to the:

Hallway

A recessed cupboard with light houses the MCB consumer unit and the hot water system. Doors open to the bedroom, shower room and;

Living Room 20' x 10'6 (6.10m x 3.20m)

There is a feature fireplace with an electric flame effect heater and uPVC double glazed French doors with a glass Juliet balcony overlook the central courtyard garden. There is a TV/satellite/telephone point, a modern storage heater and a door to the;



Kitchen 10' x 7' (3.05m x 2.13m)

Fitted to three sides with wood effect fronted units and a granite effect worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built-in mid height electric oven, a ceramic hob with extractor hood and an integrated fridge freezer and dishwasher. The floor is tiled and there is a uPVC double glazed window overlooking the central courtyard garden.



Bedroom 12'10 x 9'6 (3.91m x 2.90m)

Having a modern panel wall heater, a TV aerial point and a telephone point. There is a walk-in wardrobe with hanging and shelf space and a light.

**Shower Room 6'11 x 7'2 (2.11m x 2.18m)**

Fitted with a toilet, a wash basin with cabinet below and mirror above and a no step shower area with a mains fed shower over and a clear screen. The walls and floor are fully tiled. There is a shaver socket/point and a heated towel rail.

**Outside**

A central courtyard is open to all residents and has block paved paths and well stocked flower and shrub beds around a central seating area. There is a further paved terraced to the side with several outdoor tables and parasols during the summer months.



Residents Facilities

include:

A residents lounge where residents have the use of a kitchen and dining area and regularly meet for coffee, functions and social events. There are talks, exercise classes, bridge and other events organised by the social committee.

A fully equipped laundry is available for all residents as is a room with charging facilities for storing mobility scooters and there are rubbish and recycling facilities.

A guest suite with double bed on the ground floor is available to visitors subject to booking.

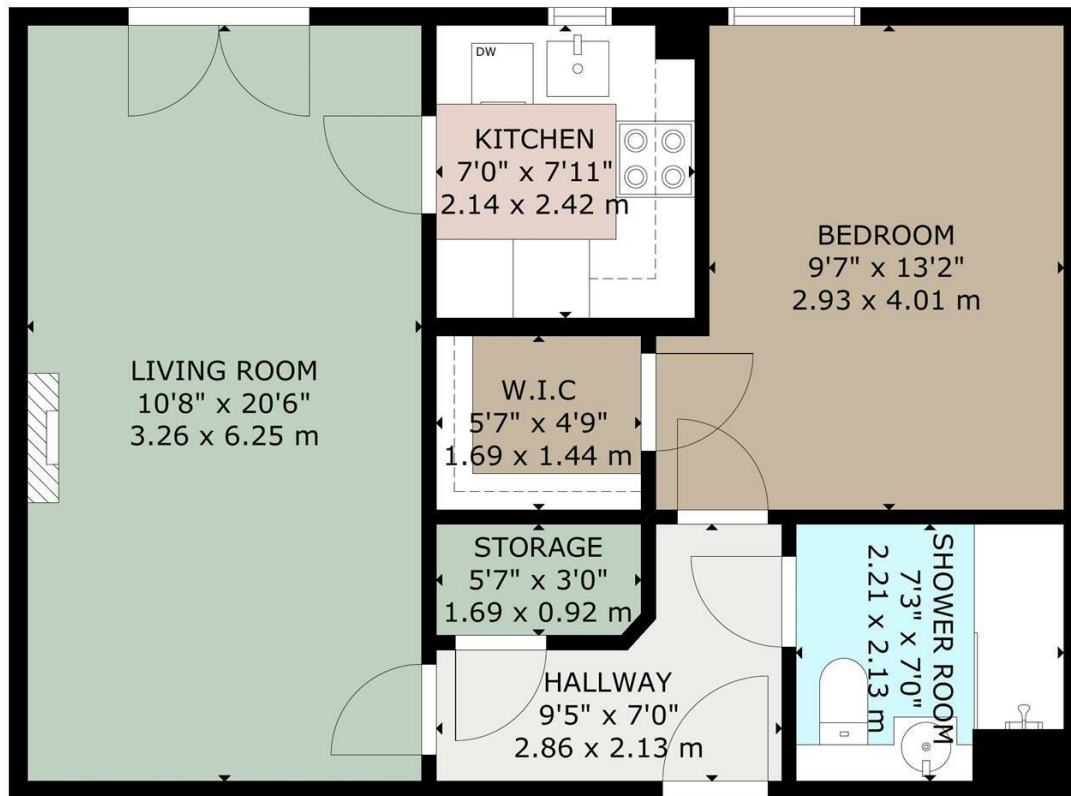


Parking

Off Road Parking Subject to Availability for permit holders this needs to be arranged through McCarthy and Stone direct.

Residents are also eligible for an EDC parking permit which is valid in the A zone in Friargate, central Penrith.

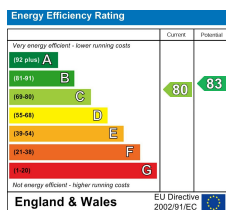




GROSS INTERNAL AREA
TOTAL: 54 m²/577 sq ft
FLOOR 1: 54 m²/577 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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

