

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

17 Pele Court, Friargate, Penrith, Cumbria, CA11 7XT



- **High Quality Independent Retirement Apartment**
- **Convenient Location in the Heart of Penrith**
- **Lounge Dining Room + Kitchen**
- **Spacious Double Bedroom with Walk in Wardrobe + Shower/Wet Room**
- **Private Patio Garden to the Rear + Central Residents Courtyard Garden, Lounge and Laundry**
- **Modern Electric Heating + uPVC Double Glazing**
- **Communal Facilities Including, Lounge, Laundry + Coffee Room**
- **Tenure - Leasehold 125 years from 2015.**
- **EPC Rate - B. Council Tax Band - B**

Asking price £165,000

Pele Court is designed with modern independent living in mind, combined with the security of being in a well managed and homely environment in the heart of Penrith. Apartment 17 is located on the first floor and has stylish and well presented accommodation throughout, comprising: Hallway with a large Walk in Store/Wardrobe, Lounge with Dining Area, Kitchen, Bedroom with a Walk in Wardrobe and a Shower/Wet Room. Apartment 17 also benefits from a Private Patio Garden to the rear.

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

The apartment is independently heated with ultra modern electric storage heaters combined with passive ventilation and is fully uPVC Double Glazed giving an impressive EPC rating of B.

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 1/1/2015. The ground rent is £425 per annum and the service charge is currently £181.77 per month.

The council tax band is band B

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.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a communal hallway with two lifts a security entry phone and a reception area. One of the lifts is directly opposite the entrance to the apartment.

A solid door with "peep hole" opens into the;

Hallway

Having a security entry phone and alarm. A walk in broom cupboard also houses the MCB consumer unit and pressurised hot water tank.



Living Room 20'0" x 10'10"

To one end are uPVC double glazed French doors which open to the private patio. There is a night storage heater, a TV, satellite point and a telephone point. A door opens into the;



Kitchen 7'10" x 7'0"

Fitted with a range of wood effect fronted wall and base units with a slate effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a mid height electric oven, a ceramic hob with stainless steel extractor hood and a built in fridge freezer. The floor is tiled and there is a uPVC double glazed window.

**Bedroom 13'0" x 9'3"**

Having uPVC double glazed window, a panel wall heater, a TV point and a telephone point. A large walk in wardrobe has lighting, hanging and shelving.

**Shower Room 6'8" x 7'2"**

Having a white toilet, a wash basin set in a cabinet and a step free shower enclosure with a mains fed shower over and a clear screen. The walls and floor are fully tiled and there is an electric heated towel rail, a shaver socket/light and an air vent.



Outside

French doors from the living room open directly out to the private patio garden



A central courtyard is open to all residents and has a block paved path and well stocked shrub bed around and a central seating area. there is a further paved terraced to the side with several outdoor tables and parasols.



Residents Facilities

Residential facilities include:

A day room where residents 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.

McCarthy and Stone operate a large double guest suite which can be booked for visitors at a cost of £25 per night, subject to availability.



Parking

Parking within the development is only available for permit holders this needs to be arranged through McCarthy and Stone direct.

Residents are eligible for a street parking permit, subject to availability through Westmorland and Furness Council.



