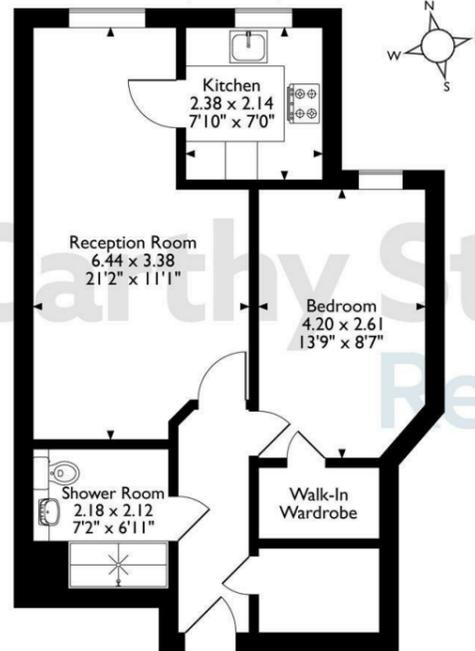


Pele Court, Apartment 19, Friargate, Penrith  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**19 Pele Court**

Friargate, Penrith, CA11 7XT

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £160,000 Leasehold**

A superbly presented, spacious one-bedroom apartment situated on the first floor of this sought-after McCarthy Stone Retirement Living development, ideally positioned just 350 metres from Penrith town centre. The apartment benefits from a welcoming ground-floor aspect.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Pele Court, Friargate, Penrith

## 1 Bed | £160,000

PRICE  
REDUCED

### 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 that can assist with service charges or living costs.
- 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.

### Summary

Pele Court was built by McCarthy Stone and thoughtfully designed for modern retirement living. The development comprises 47 one- and two-bedroom apartments, exclusively for those aged 60 and over.

At the heart of Pele Court lies a beautiful central courtyard, offering a peaceful outdoor space where neighbours can relax, enjoy the gardens, and spend time socialising with friends.

Inside, the Homeowners' lounge and coffee area provide welcoming spaces to meet with friends and family. For visiting guests, a comfortable Guest Suite is available for overnight stays (typically £25 per night, subject to availability).

Additional facilities include a laundry room and a mobility scooter charging area for residents' convenience.

A dedicated House Manager is on-site during working hours to oversee the day-to-day running of the development and ensure everything runs smoothly. For added peace of mind, Pele Court benefits from a secure camera entry system and a 24-hour emergency call service, providing reassurance and support whenever needed.

### Local Area

Pele Court enjoys a prime location in Penrith, one of Cumbria's most celebrated market towns. Nestled just outside the Lake District National Park, Penrith serves as the hub of the picturesque Eden Valley, with a rich and vibrant history reflected in its distinctive architecture.

The town's quaint streets and alleyways, some dating back to the 13th century, lead to a bustling shopping centre that blends traditional charm with modern convenience. Penrith hosts two popular markets — the traditional Tuesday market in Great Dockray and Cornmarket, and the local farmers' market held every third Tuesday of the month in Market Square.

Pele Court is ideally positioned on a quiet street close to the town centre. The Clock Tower and Market Place are just 350 metres away, along a pleasant route passing St Andrew's Church, cafés, and bistros. Everyday essentials are close at hand, with Marks & Spencer Food Hall only 170 metres from the development and Sainsbury's within 500 metres.

Excellent transport links make getting around easy — Penrith Bus Station is just 300 metres away, the train station is within half a mile's walk, and there is convenient access to the M6 for those travelling by car.

### Entrance Hall

Front door with spy hole leads to the large entrance hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour emergency response pull cord system are situated in the hall. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard. All other doors lead to the lounge, bedroom and shower room.

### Living room

A very well presented and spacious living room with ample space for dining. Large window allowing ample light, two ceiling lights, fitted carpets and raised electric power sockets. A partially double glazed door lead into the separate kitchen.

### Kitchen

Fitted kitchen with a range of modern wall and base level units and drawers with a slate effect work surface. Stainless steel sink and drainer unit with mono lever tap sits beneath a double glazed window. Appliances include a raised level oven, ceramic

hob with cooker hood over and an integral fridge and freezer. Tiled flooring, tiled splash backs and under counter lighting.

### Bedroom

A spacious bedroom with double glazed window, ceiling lights, fitted carpet, TV and phone point with a door leading to a large walk in wardrobe housing hanging rails and shelving.

### Shower Room

Fully tiled and fitted with a level access shower with adjustable showerhead, handrail and glass shower screen, a WC, vanity unit with wash basin and mirror above and shaving light above. Electric heated towel rail, extractor fan and emergency pull-cord.

### Service Charge

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Service charge £2,987.23 per annum (for financial year end 30/09/2026).

### Car Parking Permit Scheme

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Leasehold Information

Leasehold Information: 125 years from 2015

Ground rent: £425 per annum

Ground rent review date: Jan 2030

Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

