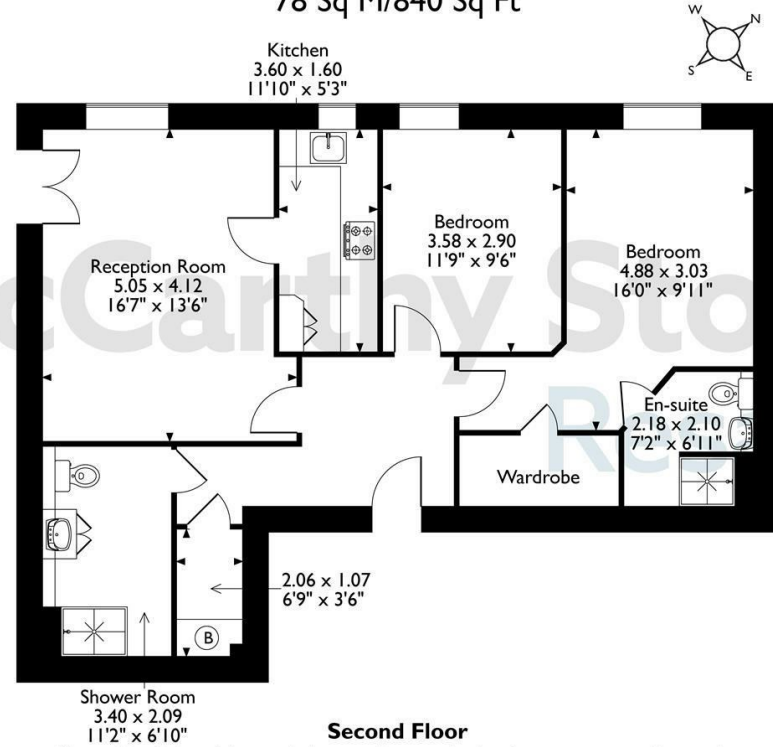
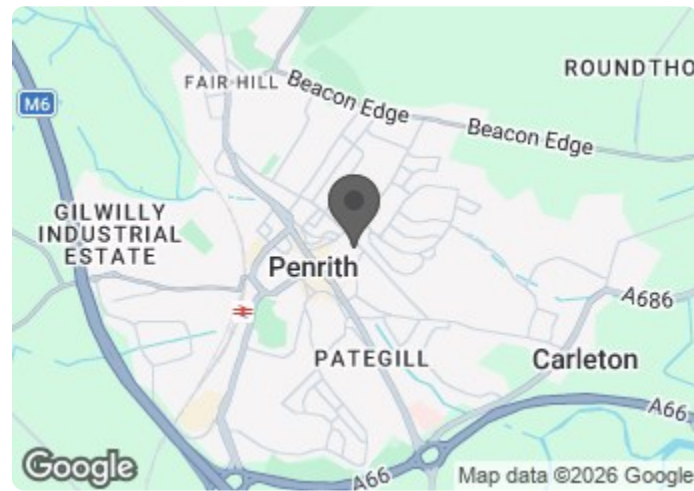


Pele Court, Apartment 29, Friargate, Penrith
Approximate Gross Internal Area
78 Sq M/840 Sq Ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 reproduction is prohibited.

29 Pele Court

Friargate, Penrith, CA11 7XT



Asking price £235,000 Leasehold

A beautifully presented and spacious two-bedroom apartment, featuring an en-suite bathroom and a separate shower room. Situated on the second floor of this sought-after McCarthy Stone Retirement Living development, the property is just a short stroll from the town centre — roughly 350 metres away.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



Friargate, Penrith

Summary

Pele Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 47 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, en-suite bathroom and separate shower room. The development includes a Homeowners' lounge, laundry room and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the house manager for availability.

Pele Court is situated in Penrith, one of the best-known market towns in Cumbria. Situated just outside the Lake District National Park, the attractive town is the hub of the Eden Valley with a rich and vibrant history reflected in its architecture. With its quaint streets and alleyways dating back to the 13th century Penrith has a bustling shopping centre that combines the charm of tradition with the convenience of modern amenities. Penrith hosts two markets, the traditional market held every Tuesday in Great Dockray and Cornmarket and a new local farmers market every 3rd Tuesday of the month in Market square.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall with a 24-hour emergency response pull cord system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedrooms, shower room and storage cupboard.

Utility/Drying Room

Walk-in storage utility/drying room with plumbing for a washing machine.

Lounge

Spacious dual-aspect lounge with a south-westerly-facing Juliet balcony, enjoying an abundance of natural light throughout the day. The room is fitted with TV and telephone points, raised electrical power sockets, and two ceiling light fittings. A partially glazed door leads through to the separate kitchen.

Kitchen

Fully fitted kitchen featuring a tiled floor and a stainless-steel sink with a monobloc mixer tap, positioned beneath a uPVC double-glazed window. The kitchen is equipped with a built-in oven, four-ring ceramic hob with extractor hood, integrated fridge and freezer, and under-pelmet lighting

Bedroom One

Generously proportioned double bedroom featuring a built-in wardrobe, carpeted flooring, and large windows that provide an abundance of natural light. The room benefits from ceiling light fittings, TV and telephone points, and the added convenience of a private en-suite bathroom.

En-suite Bathroom

Fully tiled en-suite fitted with a modern suite comprising a shower, WC, and wash hand basin, complemented by a wall-mounted mirror.

Bedroom Two

Generously proportioned second bedroom with built-in wardrobes, soft carpeted flooring, and ceiling light fittings. The room is further enhanced by TV and telephone points, creating a comfortable and well equipped living space.

Shower Room

Fully tiled shower room fitted with a contemporary suite comprising a walk-in shower, WC, and wash hand basin, complemented by a wall-mounted mirror.

Service Charge

- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call

2 bed | £235,000

system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

the Annual Service Charge is £4,480.85 for the financial year ending 30th September 2026.

Parking (Permit Scheme) subject to availability

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.

Lease Information

Lease: 125 years from 1st January 2015

Ground rent: £495 per annum

Ground rent review: 1st Jan 2030

Additional Information and Services

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

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.

