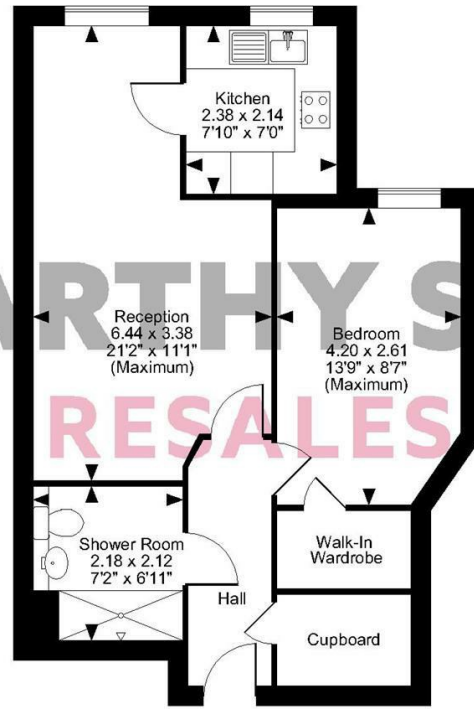


Pele Court, Friargate, Penrith, Cumbria
Approximate Gross Internal Area
520 Sq Ft/48 Sq M



McCARTHY STONE
RESALES

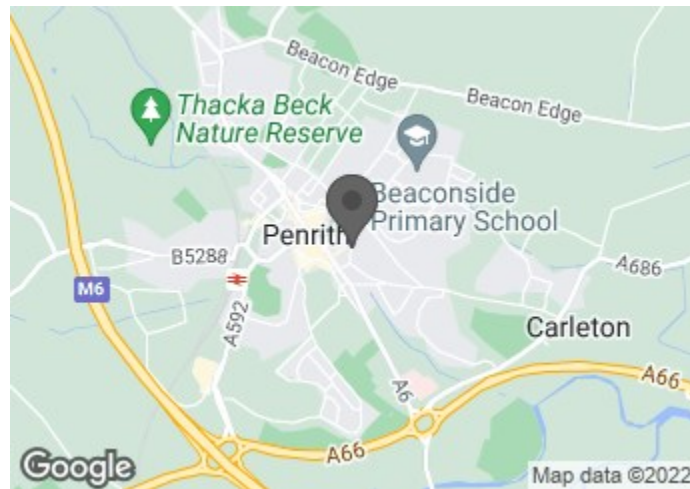


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

19 PELE COURT
FRIARGATE, PENRITH, CA11 7XT



A VERY WELL PRESENTED and SPACIOUS one bedroom apartment, located on the FIRST FLOOR of this DESIRABLE McCarthy Stone Retirement Living development, situated approximately 350 meters from the TOWN CENTRE.

ASKING PRICE £155,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

PELE COURT, FRIARGATE, PENRITH

1 BED | £155,000

SUMMARY

Pele Court was built by McCarthy Stone and has been designed and constructed for modern retirement living. The development consists of 47 one and two-bedroom retirement apartments for the over 60s.

The development has been designed around a beautiful, central courtyard where neighbours can sit out and enjoy the garden and spend time socialising with friends.

The Homeowners' lounge and coffee area provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). There is also the benefit of a laundry room and mobility scooter charging room.

A House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

LOCAL AREA

Pele Court is located 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.

The development is conveniently located in a quiet street close to the town centre. Penrith clock tower and

the market place is approximately a 350 meter walk from the development which takes you past St Andrews Church, cafe's and bistros. Marks and Spencers Food Hall is approximately 170 meters away and a Sainsbury's is within 500 meters of the development.

The development is also ideally located to take advantage of travel options with Penrith bus station being approximately 300 meters away, the train station within half a miles walk and easy access onto the M6 if you are 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 L-shaped 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 £2,296.92 per annum (for financial year end 30/09/2023)

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.

