

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

5 Holme Court, Appleby-In-Westmorland, CA16 6QT



- **Modern Ground Floor Apartment**
- **Cul de Sac Location Close to the Centre of this Historic Market Town**
- **Spacious LivingRoom + Kitchen and Pantry/Laundry Cupboard**
- **2 Bedrooms + Shower Room**
- **Shared Garden Area Accessed from the Apartment**
- **Private Parking Space + Garage**
- **Tenure - Leasehold - 999 Years from January 1997**
- **Council Tax Band - B. EPC - C.**

Asking price £130,000

Set around an attractive courtyard in a cul-de-sac, close to the town centre of this beautiful and historic market town in the Eden Valley, 5 Holme Court is a smart and comfortable modern ground floor apartment with accommodation comprising; Entrance Hall, Living Room, Kitchen, Laundry Cupboard/Pantry, 2 Bedrooms and a Shower Room. Outside there is an private Parking Space leading to a Garage and there is access from the flat to a garden area to the rear. The property also benefits from Double Glazing and Gas Fired Central Heating.

Location

From Boroughgate in the centre of Appleby, face South and turn right into High Wiend which becomes Holme Street and turn left into Holme Court.

Amenities

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green, two fitness gyms and badminton courts. A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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, gas and electricity are connected to the property.

Tenure

The property is leasehold. The vendor informs us that there is a 999 year lease from 1st January 1997 and that there is no ground rent or service charges. The council tax in 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.

The fee for us to fulfil these obligations is fee 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 uPVC double glazed door to the;

Hallway

With LVT flooring, a double radiator and a telecoms point. A built-in cupboard to one corner has a single radiator and shelves.



Living Room 11'5 x 15'6 + bay (3.48m x 4.72m + bay)

An electric flame effect fire is setting a brick and tiled feature fireplace. There is a box bay with double glazed windows to either side and a uPVC double glazed door opening to the outside. There is a double radiator, a TV aerial point, a telephone point and two wall light points. A part glazed door opens to the;



Kitchen 11'9 x 7'4 + 5'2 x 3'9 (3.58m x 2.24m + 1.57m x 1.14m)

Fitted with a range of oak shaker style fronted wall and base units and a cream flecked worksurface incorporating a stainless steel single drainer sink and mixer tap. There is a built-in electric oven and hob with a glass splashback and stainless steel extractor hood. The flooring is LVT, there is a double radiator and two double glazed windows to the side. A door opens to the;



Laundry/Larder

There is plumbing for a washing machine and a wall mounted Worcester gas fired condensing combi boiler provides the hot water and central heating.

Bedroom One 11'4 x 12'5 (3.45m x 3.78m)

Having a single radiator, a TV aerial lead, a telephone point and a double glazed window. Included in the sale is a large three door wardrobe with hanging and shelf space.



Bedroom Two 7'10 x 8' (2.39m x 2.44m)

There is a single radiator and a double glazed window.

**Shower Room 6' x 7'4 (1.83m x 2.24m)**

There is a large low-step shower enclosure with a mains fed shower, and the wash basin and toilet are fitted in a vanity unit with a concealed cistern and storage cabinet. The walls are marine boarded. There is a chrome heated towel rail, a shaver socket and an extractor fan.

**Outside**

There is a block paved off-road parking space which also gives access to the;

Garage 20' x 9'2 (6.10m x 2.79m)

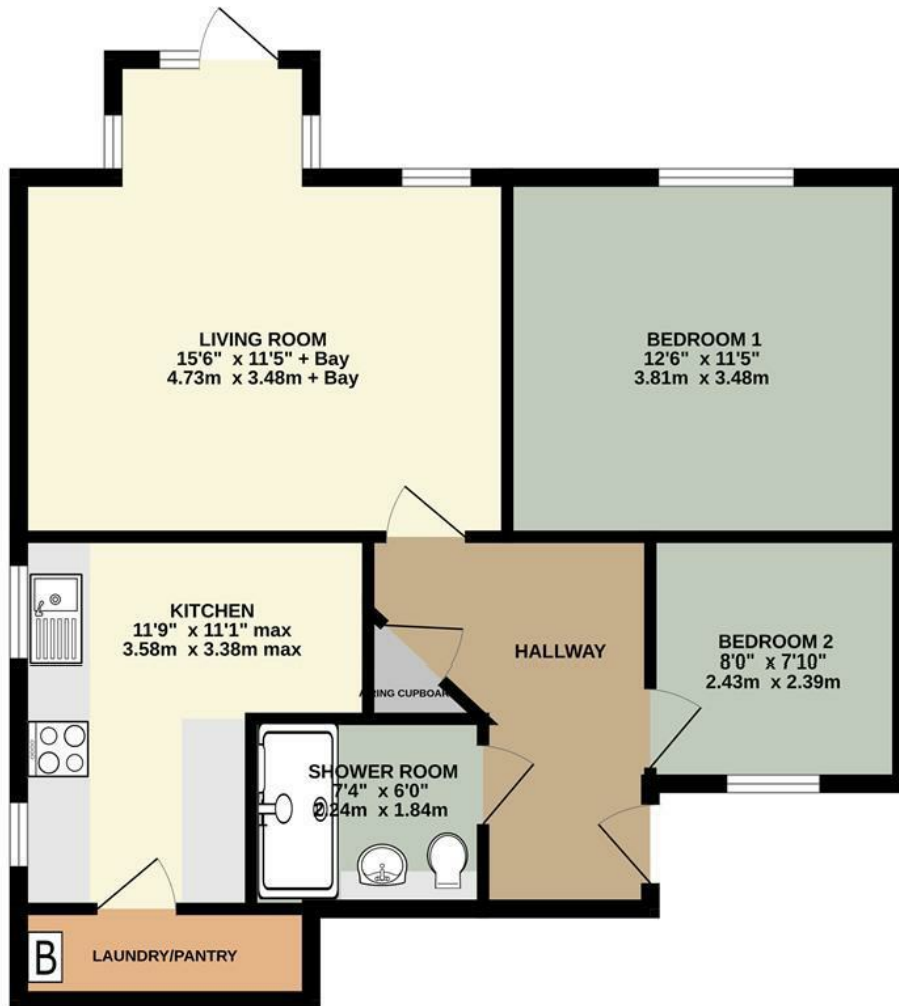
Having an automatic up and over vehicle door, light and power points.



There is a communal garden area which extends around the outside of the apartments to a flagged area by the patio door from the living room.

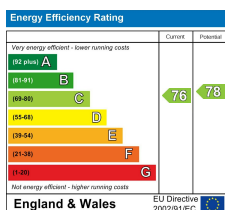


GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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