

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **2 Albion Close, Penrith, CA11 8BW**



- **Modern and Efficient Semi Detached Home**
- **Cul-de-Sac Location Close to Penrith Town Centre**
- **Living Room, Dining Kitchen + Cloakroom**
- **2 Double Bedrooms + Bathroom**
- **Allocated Parking Space**
- **Enclosed Low Maintenance Rear Garden Benefitting from the Afternoon Sun**
- **Council Tax Band - B. EPC - B**
- **Tenure - Leasehold. Term - 125 Years from March 2019**
- **Available on a 35% Shared Ownership Basis**

**Shared Ownership £57,750**

Set in a cul-de-sac, very close to the centre of Penrith, 2 Albion Close is a very smart, modern semi detached home, offered for sale as a 35% share ownership in conjunction with Riverside Housing Association and has accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, Cloakroom, 2 Double Bedrooms and a Bathroom. Outside there is an Allocated Parking Space, a Forecourt Gardena and an Enclosed Rear Garden which enjoys the afternoon and evening sun. The property also benefits from Gas Central Heating via a Condensing Boiler and uPVC Double Glazing combined with the excellent modern Insulation to give an Energy Efficiency Rating of B.

### **Location**

From the centre of Penrith, head South on King Street, turn left into Old London Road. Take the first right, next to the Eden Rural Foyer and then the first left into Ridley Court which becomes Albion Close.

### **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, gas and electricity are connected to the property.

### **Tenure**

The property is leasehold. The vendor informs us that there is a 125 year lease from March 7th 2019 and the service charge for April 2025 to April 2026 is £36.57 per month which includes the buildings insurance.

The rental element for the house is £266.64 per month for the period April 2025 to April 2026.

The council tax is Band B.

All potential purchasers must be approved by Riverside Home Ownership.

We understand that the owner of the 35% share will also have the right to buy out the remaining element of the ownership from Riverside Housing Association. At 100% ownership, the property will be freehold.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **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

## **ACCOMMODATION**

### **Entrance**

Through a composite security door to the;

### **Entrance Hall**

Having a double radiator and doors off to the cloakroom and;

### **Living Room 17'11 x 11'4 max (5.46m x 3.45m max)**

Having a telephone point, a telecoms connection point, a TV aerial point and a single radiator. Stairs lead to the first floor with a store cupboard below having a light. A door opens to the;



### **Dining Kitchen 14'11 x 9'8 max (4.55m x 2.95m max)**

Fitted with a range of white fronted units and a pale grey worksurface incorporating a stainless steel 1 1/2a half bowl single drainer sink with mixer tap. There is a built-in electric oven and gas hob with a stainless steel splashback and an extractor hood, an integral fridge freezer and plumbing for a washing machine. One of the units houses a Potterton gas fired condensing combi boiler providing the hot water and central heating. There is a double radiator and uPVC double glazed windows and door facing onto the rear garden.





### **Cloakroom**

Fitted with a toilet, a corner mounted wash basin and having a single radiator, an extractor fan and a uPVC double glazed window.

### **Landing**

A ceiling trap gives access to the insulated roof space.

### **Bedroom One 10'6 x 15' (3.20m x 4.57m)**

There is a TV aerial point, a single radiator and the uPVC double glazed window and French door with Juliet balcony open to the front. Above the stair head is a built-in cupboard with shelves.



### **Bedroom Two 9' x 15' (2.74m x 4.57m )**

Having a single radiator and two uPVC double glazed windows face to the rear.



### **Bathroom 6'11 x 6'3 (2.11m x 1.91m)**

Fitted with a toilet, a wash basin and a steel bath having a mains fed shower over, tiles to two sides and a clear shower screen. There is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



### **Outside**

To the front of the house is an open forecourt laid to artificial grass with path to the front door and an allocated parking space private to number two.

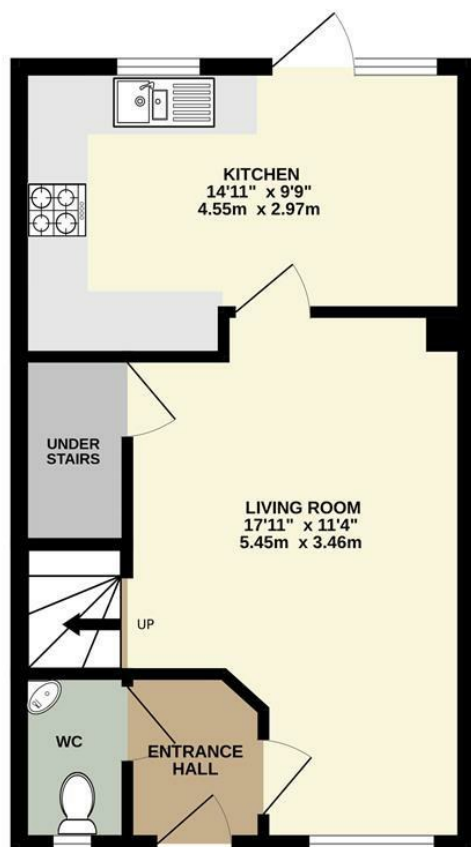


A shared path leads around the side of the house with a gate to the enclosed rear garden which is again laid to artificial grass with a flagged area by the house, a small deck seating area and a high wooden fence around.

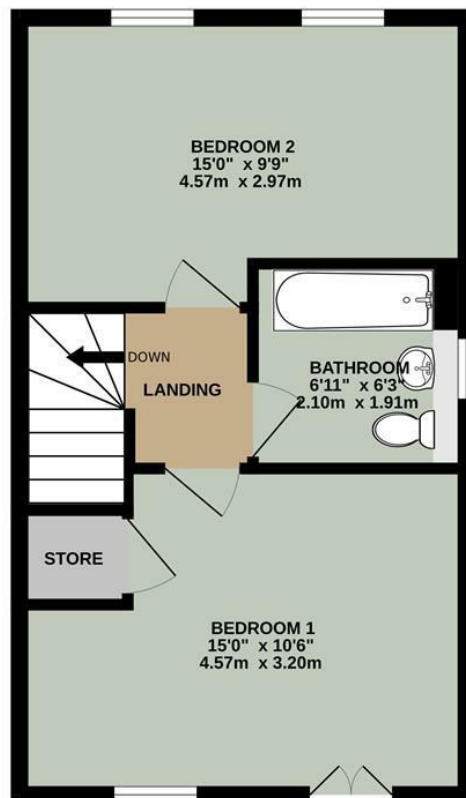
The garden enjoys the afternoon and evening sunshine and has an open outlook.



GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.

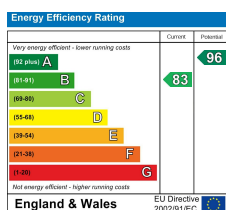


1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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.  
Made with Metropix ©2025



Email - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)

Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

#### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

#### Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
Registered Office: 9 + 10 Angel Lane, Penrith

