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Residential
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3 Red Gables, Shap, CA10 3NL



- **Smart and Stylish Converted First Floor Apartment**
- **Traditional Building in a Village Location Between Penrith and Kendal**
- **Open Plan Living Room + Kitchen**
- **Two Bedrooms + Bathroom**
- **Private Parking Space**
- **Excellent Access to the Lake District National Park**
- **Fully Double Glazed and Electric Central Heating**
- **Tenure - Leasehold, 250 Years from 2010 - Council Tax Band A - EPC Rate D**

Asking price £130,000

In the heart of this well serviced village between Penrith and Kendal and have excellent links to the Lake District National Park as well as the Westmorland Dales, 3 Red Gables is a smart and stylish first floor apartment converted from a former Methodist Chapel. The light and airy accommodation comprises: Open Plan Living Room and Kitchen, 2 Bedrooms and a Bathroom with a shower over the bath. There is a Private Parking Space. The apartment also benefits from Double Glazing and Electric Central Heating via a Fusion E10 Combi Boiler.

Location

From Penrith travel South on the A6 to Shap travel through the village. The property is on the right hand side next to The Old Courthouse.

Amenities

In the village of Shap there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Howgills, the Pennines, the Lake District National Park and Haweswater.

Main facilities are in Penrith, approximately 10 miles, 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 and electricity are connected to the property. Heating is by a Fusion E10 electric boiler.

Tenure

The property is leasehold. The vendor informs us that there is a 250 year lease from 1st September 2010 and that the ground rent is £20 per quarterly service charge of £280.08 which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company.

The council tax is band A.

Viewing

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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 shared stairwell and a solid oak door to the;

Hallway

There is a large exposed timber beam built into one of the walls, recessed downlights, doors off to the two bedrooms and bathroom and the hall is open into the;



Open Plan Living Room and Kitchen 15'4 x 13'2 (4.67m x 4.01m)

The kitchen area is fitted with white gloss fronted units and a dark grey worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven and ceramic hob with glass splashback and stainless steel extractor hood, space for an under surface appliance and space for an upright fridge freezer . Double glazed windows face to two sides with outlooks to the surrounding countryside to the fells. The ceiling has recessed downlights, there is a double radiator TV point and a telecoms point.



Bedroom One 11'5 x 8'11 (3.48m x 2.72m)

There are two double glazed windows to the side, a double radiator, a TV aerial point and a telephone point.



Bedroom Two 9'1 x 7'8 (2.77m x 2.34m)

Having a double radiator a double glazed window to the side, TV aerial point and a telephone telephone point.

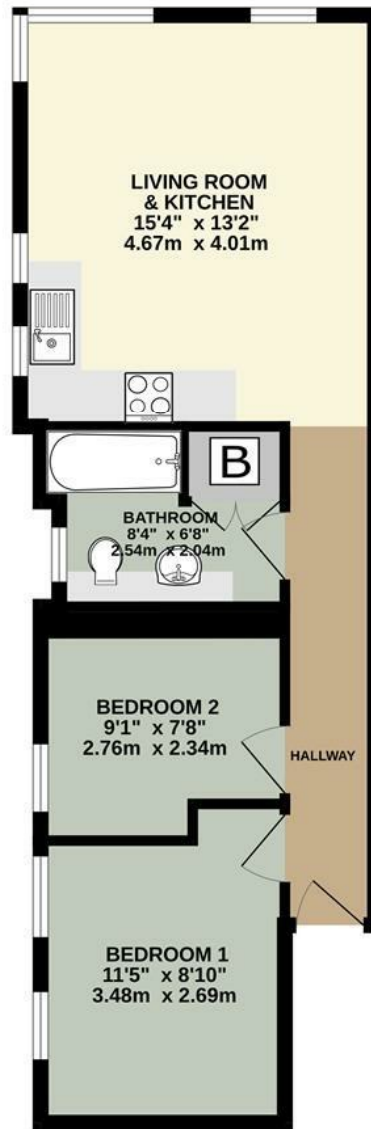
**Bathroom 8'8 x 8'4 (2.64m x 2.54m)**

Fitted with a toilet and wash basin in a vanity unit with storage cabinets and concealed system. A panelled bath has mixer shower taps and tiles around. There is a radiator, a shaver socket/light, an extractor and a double glazed window. A built-in cupboard houses the Fusion E10 electric boiler providing the hot water and central heating.

**Outside**

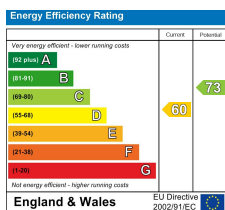
To the front of the building is a shared parking area with an allocated parking space.

FIRST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 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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