

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

9 Windsor House, Mardale Road, Penrith, CA11 9DG



- **Modern Purpose Built Mid Floor Apartment**
- **Spacious, Light and Airy Accommodation, Over 750 Sq Ft**
- **Large Open Plan Living Room with Kitchen and Dining Area**
- **2 Double Bedrooms + Bathroom**
- **Views to the Lakeland Fells and Across Penrith**
- **Private Parking Space**
- **uPVC Double Glazing and Economy 7 Heating**
- **Sold Fully Furnished**
- **Tenure - Leasehold, Council Tax Band - B. EPC Rating - B**

Asking price £140,000

With over 750 sq ft of living area, this modern mid floor apartment, with views to the Lakeland fells and across Penrith to the Pennines, is as big as many houses, even some with 3 bedrooms and offers stylish accommodation comprising: Entrance Hall, Open Plan Living Room with Kitchen and Dining Area, 2 Double Bedrooms and a Bathroom. There is also a Private Parking Space. The apartment benefits from uPVC Double Glazing and Economy 7 Heating helping to give an impressive EPC rating of B.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next. Follow the road for approximately 1/2 a mile and turn left into Haweswater Road. Drive down the hill and turn left into Mardale Road, Windsor House is on the left.

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 and electricity are connected to the property.

Tenure

The property is leasehold. The vendor informs us that there is a 999 year lease from 27th May 2005 with a service charge of £1200 payable in two instalments, which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company. We understand there is no ground rent.

The council tax in band B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

Having a recessed coat cupboard, broom cupboard and airing cupboard housing the pressurised hot water tank. There is a night storage heater.

**Open Plan Living Room 18'1 x 20'7 + bay
(5.51m x 6.27m + bay)**

A large bay window overlooks the neighbouring business park to the Lakeland Fells and two further uPVC double glazed windows to the side look out across Penrith to the Pennines. There are recessed downlights, two night storage heaters, one with an auxiliary convector heater, and a TV/satellite/telephone point.



The kitchen is fitted with a range of white fronted units with a granite effect worksurface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and tiled splash back. A peninsula of units has a breakfast bar and cabinets above. There is a fitted dishwasher, a space for an electric cooker, an under counter fridge freezer and plumbing for a washing machine. The floor in the kitchen is tiled.



Bedroom One 10'2 x 13'8 (3.10m x 4.17m)

A uPVC double glazed window looks out over Penrith to the Pennines. There is a panel wall heater and a TV aerial point.



Bedroom Two 8'7 x 12'8 (2.62m x 3.86m)

A uPVC double glazed window looks out over Penrith to the Pennines and there is a panel wall heater.



Bathroom 6'11 x 6'8 (2.11m x 2.03m)

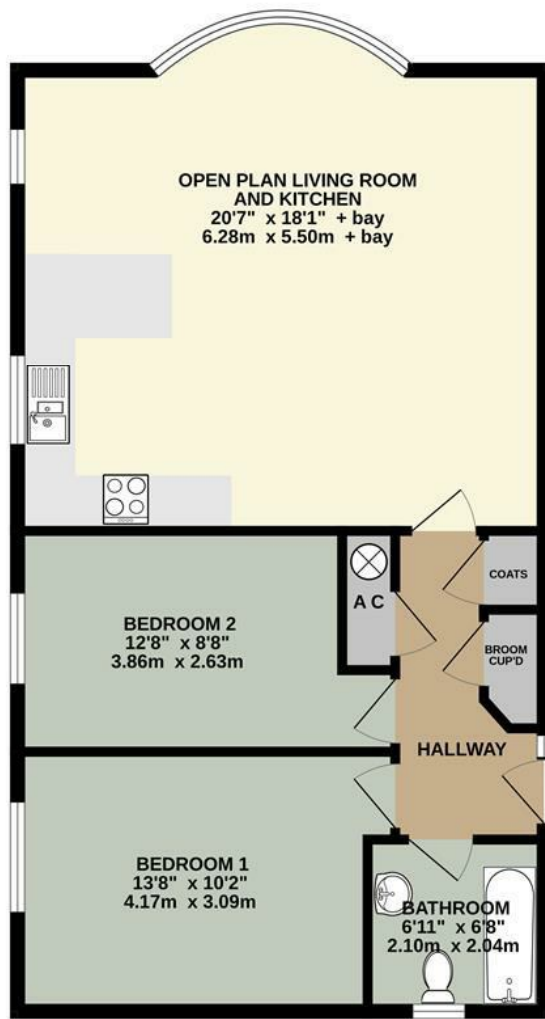
Fitted with a toilet, a wash basin with lighted mirror above and a panelled steel bath with mixer shower taps, tiles around and shower screen. There is a programmable wall mounted fan heater, a heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

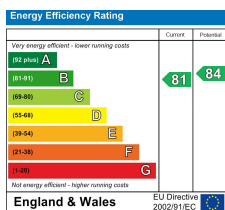
There is a private parking space

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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 ©2023



Email - welcome@wilkesgreenhill.co.uk

Visit our Website - 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
www.wilkesgreenhill.co.uk

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

