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Residential
Estate Agents
Letting Agents

Apartment 21, Pele Court Friargate, Penrith, CA11 7XT



- **High Quality Independent Retirement Apartment**
- **Convenient Location in the Heart of Penrith**
- **Lounge Dining Room + Kitchen**
- **Spacious Double Bedroom with Walk in Wardrobe + Shower/Wet Room**
- **Private Patio Garden to the Rear + Central Residents Courtyard Garden, Lounge and Laundry**
- **Modern Electric Heating + uPVC Double Glazing**
- **Communal Facilities Including, Lounge, Laundry + Coffee Room**
- **Tenure - Leasehold 125 years from 2015.**
- **EPC Rate - B. Council Tax Band - B**

Offers in the region of £155,000

Tucked away in a quiet corner of this well managed, highly respected courtyard development and overlooking the delightful courtyard garden, 21 Pele Court is a modern purpose built retirement apartment, designed with independent living in mind, combined with being part of an active community as well as being in a convenient location close to Penrith town centre.

Apartment 21 is located on the first floor and has smart, newly decorated and carpeted accommodation, comprising: Hallway with a large Walk in Store, Lounge with Dining Area, Kitchen, Bedroom with a Walk in Wardrobe and a Shower/Wet Room.

There are also communal facilities, including a beautiful Courtyard Garden, Lounge Area and a Laundry.

The apartment is independently heated with modern electric storage heaters combined with passive ventilation and is fully uPVC Double Glazed to make this a comfortable and efficient home.

Location

From Penrith town centre, head up Sandgate and turn right at the mini roundabouts into Benson Row. Follow the road around to the right and the entrance to Pele Court is on the right. There is public parking available in Friargate, just beyond the entrance.

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by modern electric storage and panel heaters.

Tenure Leasehold

The vendor informs us that the property is leasehold with a term of 125 years from 1/1/2015. The ground rent is £425 per annum and the service charge is currently £248.93 per month.

The council tax band is band is B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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.

A 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

ACCOMMODATION

Access to the apartment is through a communal hallway and reception area with both lift and stair access to the first floor.

Entrance

Through a solid door with peep hole to the:

Entrance Hall

Having an emergency alarm and oak doors off to the bedroom, shower room, storeroom and;

Living Room 19'8 x 9'9 (5.99m x 2.97m)

A flame effect electric fire is set in an oak surround. There is a modern overnight storage heater, a TV/satellite point and a telecoms point. uPVC double glazed windows look out over the courtyard garden and a part glazed oak door opens to the;



Kitchen 8'10 x 7'1 (2.69m x 2.16m)

Fitted with a range of pale wood effect fronted units and a slate effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a mid-height electric oven, a ceramic hob with stainless steel extractor hood and a built-in fridge freezer. The floor is ceramic tiled and there is a uPVC double glazed window overlooking the courtyard.

**Bedroom 15'3 x 9'6 (4.65m x 2.90m)**

Having a modern electric panel heater, a TV aerial point and a telecoms point. Double doors open to a walk-in wardrobe with hanging and shelf space.

**Shower/Wet Room 6'9 x 7'2 (2.06m x 2.18m)**

Fitted with a toilet, a wash basin set in a cabinet and a large no-step shower area with a mains fed shower and a clear shower screen. The floor is tiled, the walls are fully tiled and there is an extractor fan, a shaver light/socket and an electric towel heater.

**Store 4' 6 x 8' x 4 (1.22m 1.83m x 2.44m x 1.22m)**

Having shelving to two sides, a wall mounted MCB consumer unit and also housing a pressurise hot water tank.

Residents Facilities

Residential facilities include:

A day room where residents regularly meet for coffee, functions and social events. There are talks, exercise classes, bridge and other events organised by the social committee.

A fully equipped laundry is available for all residents as is a room with charging facilities for storing mobility scooters and there are rubbish and recycling facilities.

McCarthy and Stone operate a large double guest suite which can be booked for visitors at a cost of £25 per night, subject to availability.



Outside

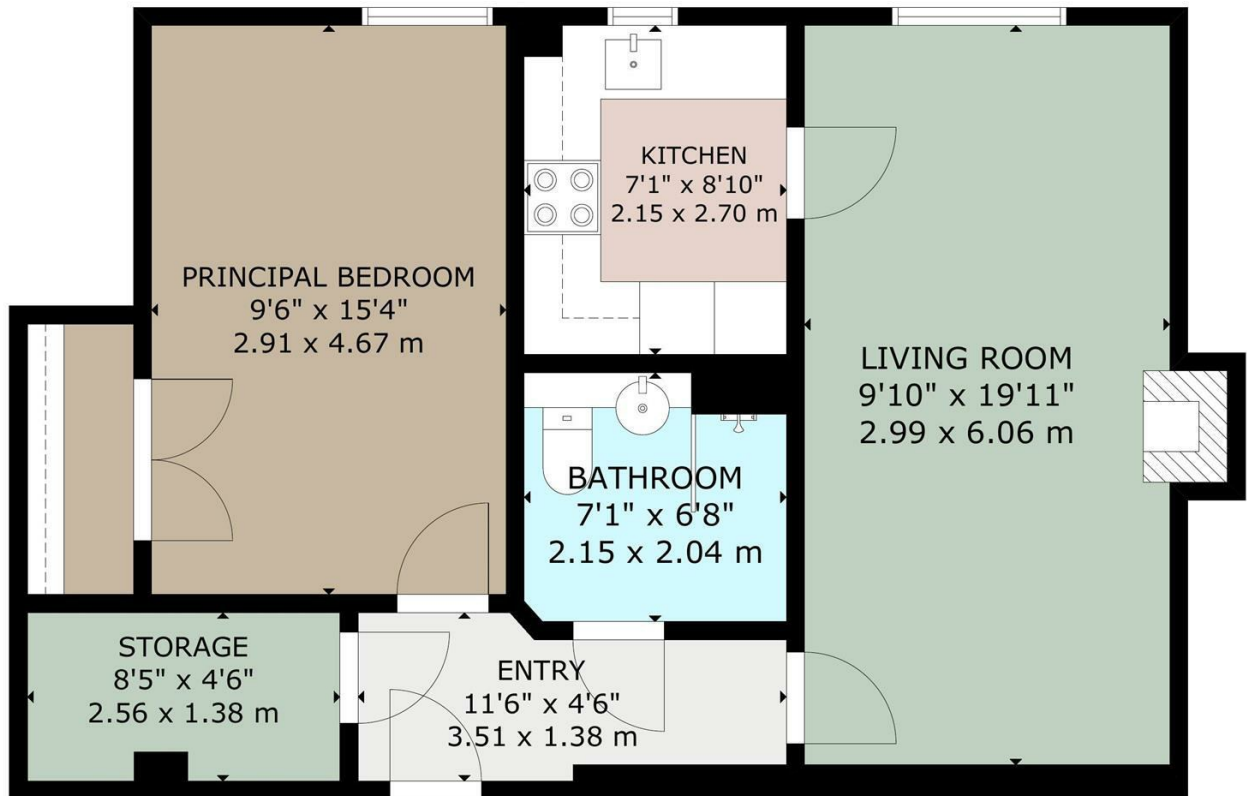
A central courtyard is open to all residents and has a block paved path and well stocked shrub bed around and a central seating area. There is a further paved terraced to the side with several outdoor tables and parasols.



Parking within the development is only available for permit holders this needs to be arranged through McCarthy and Stone direct.

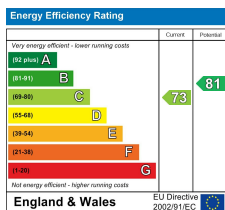
Residents are eligible for a street parking permit, subject to availability through Westmorland and Furness Council.





GROSS INTERNAL AREA
TOTAL: 55 m²/596 sq ft
FLOOR 1: 55 m²/596 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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