

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

14, Pele Court Friargate, Penrith, CA11 7XT



- **First Floor Retirement Apartment with Lift Access**
- **Purpose Built Modern Development Close to Penrith Town Centre**
- **Large Living Room, Kitchen with Integrated Appliances**
- **2 Double Bedrooms, En-Suite Shower Room + Shower/Wet Room**
- **Central Residents Courtyard Garden**
- **Residents Lounge, Coffee Room and Laundry**
- **A Guest Suite on the Ground Floor is Available to Visitors Subject to Booking.**
- **Permit Parking Available at Additional Cost**
- **Modern Electric Heating + uPVC Double Glazing**
- **Tenure - Leasehold, 125 Years from 01/01/2015. EPC Rate - B. Council Tax Band - C**

Asking price £230,000

Being about the size of a standard 3 bedroom semi detached family home, 14 Pele Court is an excellent, purpose built, first floor apartment with lift access and enjoying well appointed and comfortable accommodation comprising; Central Hall with Walk-In Store, Living Room, Fitted Kitchen, 2 Double Bedrooms, 1 with En-Suite Shower Room and Walk-in Wardrobe and a Shower/Wet Room. The apartment has uPVC Double Glazing and modern Economy 7 Heating giving an impressive EPC rate of B.

There are also communal facilities, including a beautiful Courtyard Garden, Lounge Area, a Laundry and a Car Park at an additional cost.

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, 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 125 year lease from 1st January 2015 and a service charge of £373.40 which includes the buildings insurance and upkeep of the communal areas and a ground rent of £247.50 biannually.

The council tax in band C

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 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 communal hallway with security entry phone system, stairs and lift to the first floor. There is a solid door to the;

Hallway 8'x 8'4 (2.44mx 2.54m)

There is a night storage heater, an emergency alarm system and a walk in storeroom which also houses the hot water system and MCB consumer unit. Oak doors lead off to bedrooms one and two, the shower/wet room and a part glazed oak door to the;



Living Room 16'5 x 12'5 (5.00m x 3.78m)

There is a uPVC double glazed window and French doors with a Juliet balcony which face to the rear and look over the gardens. There is a modern storage heater, a TV/satellite point and a telephone point. A part glazed oak door opens to the kitchen.



Kitchen 11'9 x 5'3 (3.58m x 1.60m)

Fitted with a range of pale oak effect fronted wall and base units and a slate effect worksurface 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, an integral fridge freezer and dishwasher. The floor is ceramic tiled, there is an extractor and a uPVC double glazed window.



Bedroom One 16' x 9'10 (4.88m x 3.00m)

Having a modern panel wall heater, a TV point, a telephone point and a uPVC double glazed window. A walk-in wardrobe has a light, hanging and shelf space.

**En-Suite 7'2 x 6'10 max (2.18m x 2.08m max)**

Fitted with a toilet, a wash basin and a low step shower area with a mains fed shower over and a clear shower screen. The walls and floor are fully tiled and there is a chrome heated towel rail, a shaver light/socket and an extractor fan.

**Bedroom Two 11'9 x 9'5 (3.58m x 2.87m)**

There is a modern panel wall heater and a uPVC double glazed window.



Shower Room/Wet Room 11'2 x 6'10 (3.40m x 2.08m)

Fitted with a toilet, sink with cabinet below and no step shower area having a mains fed shower, a shower screen and tiles around. The walls and floor are fully tiled and there is a heated towel rail, a wall mounted fan heater, and electric light/socket and an extractor.

There is also plumbing for a washing machine



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 in the spring and summer months.



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.

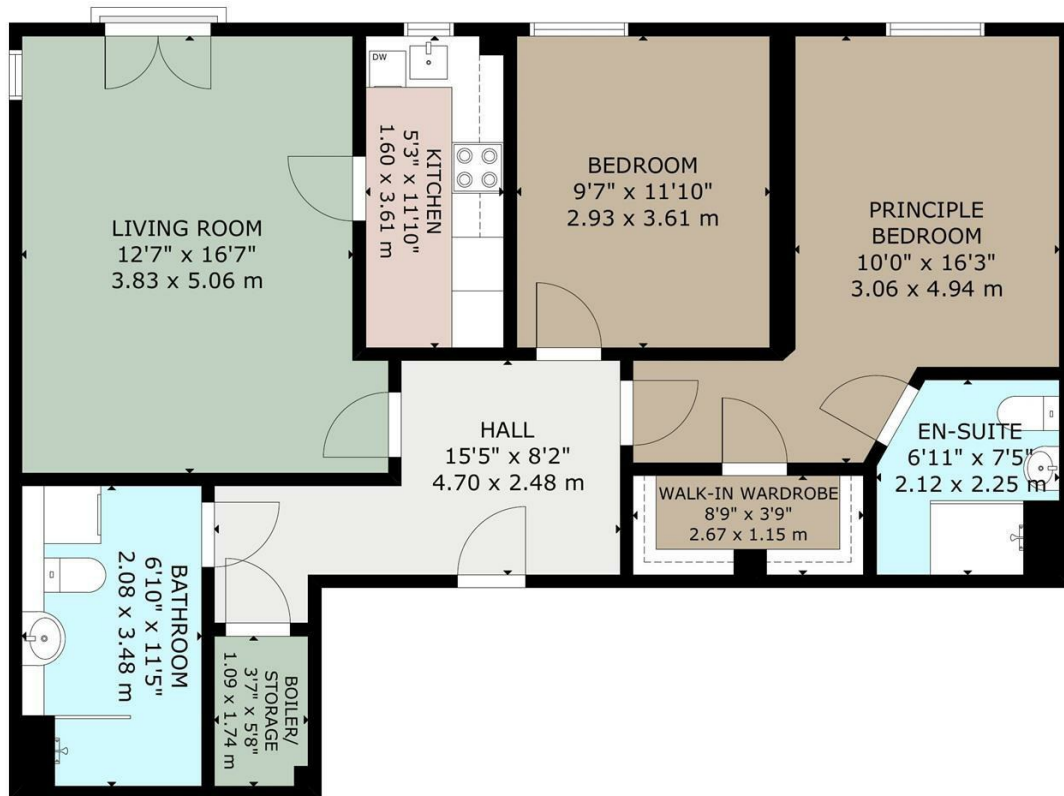
McCarthy and Stone operate a large double guest suite which can be booked for visitors at a cost of £25 per night, subject to availability.



Parking

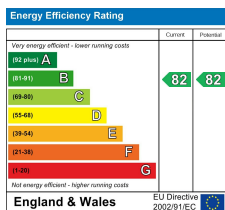
Parking within the development is only available for permit holders this needs to be arranged through McCarthy and Stone direct.

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



GROSS INTERNAL AREA
TOTAL: 83 m²/894 sq ft
FLOOR 1: 83 m²/894 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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