

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

19 Pele Court Friargate, Penrith, Cumbria, CA11 7XT



- **Smart Modern Purpose Built Retirement Apartment**
- **Convenient yet Peaceful Location in the Centre of Penrith**
- **Living Room, Kitchen, Bedroom and Shower/Wet Room**
- **Central Residents Courtyard Garden**
- **Residents Lounge, Coffee Room and Laundry**
- **Permit Parking Available**
- **Modern Electric Heating + uPVC Double Glazing**
- **Tenure - Leasehold, 125 Years from 01/01/2015**
- **Council Tax Band B. EPC Rating - B**

Price £165,000

This smart, modern and efficient apartment is specifically designed for the retired person looking for independent living whilst being within a community of like minded residents. The accommodation comprises: Hallway, Living Room, Kitchen, Double Bedroom with Walk in Wardrobe, a Shower/Wet Room and a Store 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 giving an energy performance rating of B.

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 vendor informs us that the property is leasehold with a term of 125 years from 1st January 2015. The ground rent is £ 425.00 per annum and the service charge is currently £191.41 per month. The council tax band is band is B. Parking is available by application on a first come first served basis at £250.00 per annum.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a solid door with peep hole to the:

Hall

Doors lead off to the store room, shower room, bedroom and;

Living Room 21'2 x 11'1 (6.45m x 3.38m)

There is a uPVC double glazed window, a night storage heater, and a TV/satellite/telephone point and dining area.



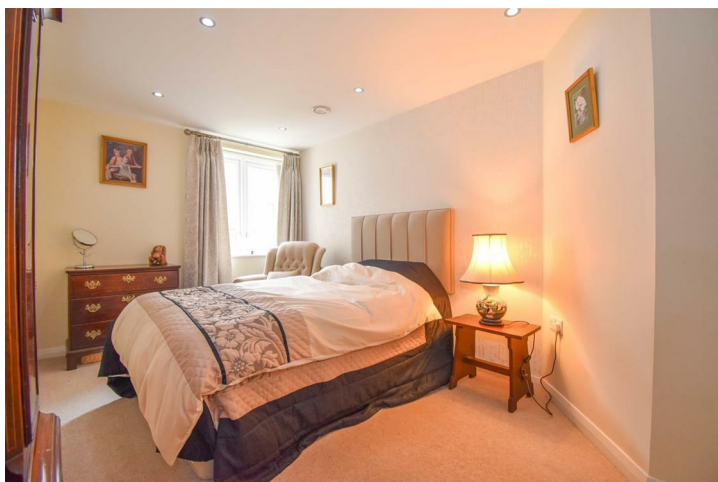
Kitchen 7'10 x 7' (2.39m x 2.13m)

Fitted with a range of wood fronted units and a grey work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splash back. There is a mid height electric oven and a ceramic hob with an extractor hood and an integral fridge freezer. The floor is tiled and there is a uPVC double glazed window.



Bedroom 13'9 x 8'7 (4.19m x 2.62m)

Having electric panel wall heater and a TV point, telephone point and uPVC double glazed window. A door opens to a walk in wardrobe with hanging and shelving and a light.



Shower Room 6'11 x 7'2 (2.11m x 2.18m)

Fitted with a toilet, a wash basin set in a cabinet with mirror above and a walk in shower area with a mains fed shower. The floor and walls are tiled and there is an electric heated towel rail.



Store Room

Having the hot water system the MCB consumer unit and having a light.

Outside

A central courtyard is open to all residents and has block paved paths and well stocked flower and shrub beds around a central seating area. There is a further paved terraced to the side with several outdoor tables and parasols during the summer months.



Residential Facilities

include:

A residents lounge where residents have the use of a kitchen and dining area and 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.

A guest suite with double bed on the ground floor is available to visitors subject to booking.



Parking

Off Road Parking Subject to Availability for permit holders this needs to be arranged through McCarthy and Stone direct.

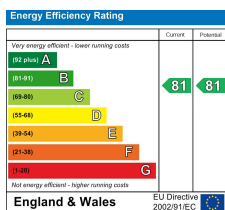
Residents are also eligible for an EDC parking permit which is valid in the A zone in Friargate, central Penrith.

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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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