

WILKES  
GREEN  
HILL

Residential  
Estate Agents  
Letting Agents

## 27 Glasson Court, Penrith, CA11 8HH



- **Ground Floor Apartment convenient for Penrith Town Centre**
- **Living Room and Kitchen, Two Bedrooms and Shower/Wet Room**
- **Gas Central Heating via a Condensing Boiler**
- **uPVC Double Glazing**
- **Generous Communal Gardens + Off Road Parking**
- **In need of cosmetic overhaul**
- **Tenure- Leasehold. 999 years from October 2006**
- **Council Tax Band - B. EPC - C**
- **The Lease Prohibits Pets**

**Asking price £95,000**

Located close to Penrith town centre, yet surrounded by generous private grounds, 27 Glasson Court is an ever popular style of ground floor apartment with accommodation comprising; Porch, Hall, Living Room, Kitchen, 2 Bedrooms and a Shower/Wet Room. The apartment enjoys full access to the communal grounds and there is a shared parking area with the right to park a car. Whilst the property does benefit from uPVC Double Glazing and Gas Central Heating via a modern Condensing Boiler, a modern Kitchen and Wet Room, the accommodation will benefit from a cosmetic overhaul

## **Location**

From the centre of Penrith, head south on King Street which becomes Victoria Road and turn left into Glasson Court.

If using the app what three words, the position is ; grafted.explain.sprint

## **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. Local 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, gas and electricity are connected to the property.

## **Tenure**

The property is leasehold. The vendor informs us that there is a 999 year lease from 1 October 2006 with a peppercorn ground rent and an annual service charge of £350 which includes the buildings insurance and upkeep of the communal areas.

The council tax is band B.

We understand that this property is 'for the occupation of one family as a private dwelling house' and therefor is not suitable for holiday lets and you are unable to keep any pets at the property.

We have been informed by Glasson Court Management co. that the Artex to the ceilings contains low levels of asbestos. Our understanding is that this should pose no problem if left undisturbed, however, there are guidelines that should be followed should the ceilings be altered or removed. Any prospective purchaser should make independent enquiries to satisfy themselves of the facts.

## **Referral Fees**

WGH work with the following providers 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 use 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**

Entrance through a uPVC double glazed door to;

## Porch

A glazed door opens to

## Hall

Having a single radiator, a telephone socket and doors off to all the rooms.

## Living Room 14'3 x 10'10 (4.34m x 3.30m)

Having a feature fireplace with an electric flame effect convector heater. There is a TV aerial point, a double radiator and two uPVC double glazed windows to the front.



## Kitchen 7'9 x 8'5 (2.36m x 2.57m)

Fitted with wood effect fronted units and a marble effect worksurface incorporating a stainless steel single drainer sink. There is a built-in electric oven and ceramic hob, plumbing for a washing machine and space for an upright fridge. A built-in cupboard houses a Gloworm condensing Combi boiler providing the hot water and central heating. There is a chrome heated towel rail and a uPVC double glazed window to the front.



## Bedroom One 10'11 x 10'9 (3.33m x 3.28m)

There is a single radiator and uPVC double glazed windows to the rear.



## **Bedroom Two 7'10 x 8' (2.39m x 2.44m)**

Having a single radiator and a uPVC double glazed window to the rear.



## **Shower/Wet Room 5' 11 x 5'2 (1.52m 3.35m x**

**1.57m)**

Having moulded flooring with a drain point and an electric shower over. There is a high seat toilet and wash basin. The walls are marine boarded and there is a single radiator, an extractor fan and a uPVC double glazed window.



## **Outside**

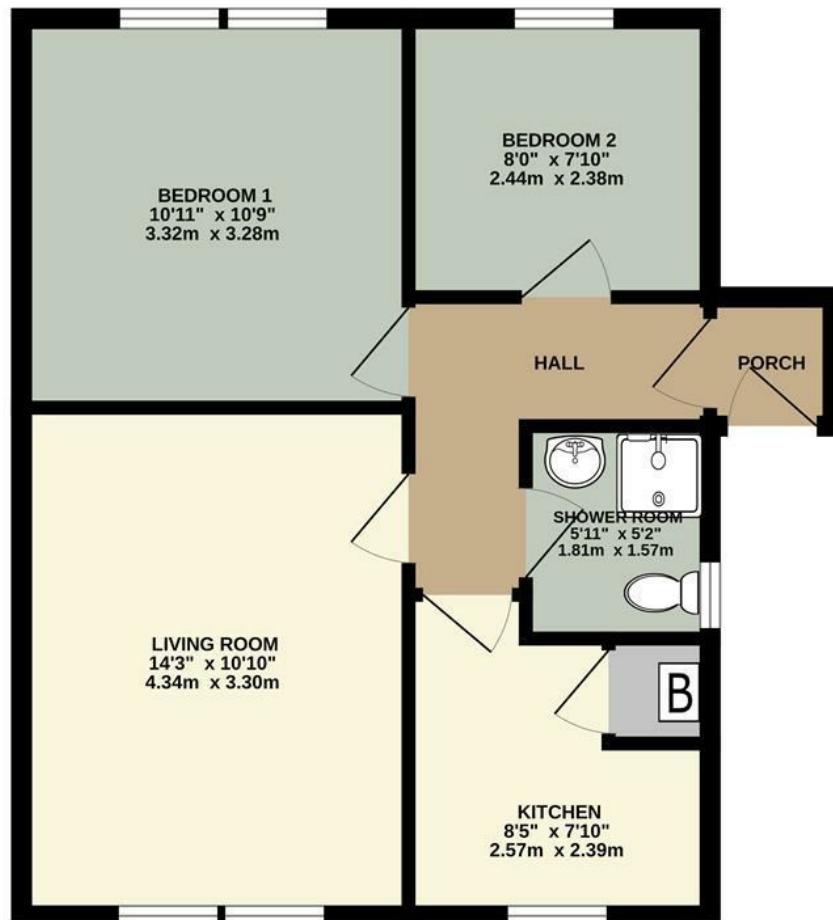
In the middle of Glasson Court is a shared parking area with the right to park one car.



Around the outside of the building is a large open grass garden for the use of all the residents along with several clothes airers.



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-88) C			
(55-48) D			
(29-24) E			
(21-20) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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