

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

37 Woodlands Bridge Lane, Penrith, Cumbria, CA11 8GW



- **Purpose Built Ground Floor Retirement Apartment**
- **Open Plan Living Room + Kitchen**
- **Spacious Double Bedroom + Wet Room**
- **Underfloor Central Heating + uPVC Double Glazing**
- **Communal Lounge, Garden Room and Courtyard Garden**
- **Care Package Available to Suit Needs**
- **Off Road Parking**
- **EPC C**

Guide price £120,000

Perfectly suited to the elderly who wish to retain independence, benefitting from being part of a lively and active community whilst having the support of a team of staff with varying care packages available, dependent upon needs, 37 Woodlands is a ground floor retirement apartment with comfortable accommodation comprising: Hallway, Open Plan Living Room with Kitchen, a Double Bedroom and a Shower/Wet Room. The apartment also benefits from Under Floor Heating (included in the service charge) and uPVC Double Glazing.

Woodlands also boasts: a Resident's Lounge, a Restaurant and a Hair Salon.

Location

From the centre of Penrith, head South on King Street, which becomes Victoria Road and the Bridge Lane, Woodlands is on the right and there is a shared car park.

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 16,000 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, benefitting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is underfloor and telephone is connected subject to BT. regulations.

As of 1st April 2022 the monthly charges are as follows:

Monthly Ground Rent £37.50

The Monthly Service Charge is:

£325.30 per calendar month

This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas only. The Service Charge is payable in advance for the month ahead.

The monthly Wellbeing Charge is:

£252.81 per calendar month

This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.

Wellbeing is payable in advance for the month ahead.

Further Care Packages are available, which are tailored to suit individual needs and are charged accordingly. For further information, please contact, Christine Fabi or Chris Middleton tel: 01768 867490 or email: christine.fabi@mha.org.uk or chris.middletonmha.org.uk

Tenure

The vendor informs us that the property is leasehold, being a 125 year lease from 1st September 2008. The current ground rent is £37.50 Per month

Council tax band is band A.

On the re-sale of the property the owner will be required to contribute to a contingency fund. The fund covers spending for the repair or renewal of communal areas, roofs, lifts etc. The contribution is 1% of the "open market value" at the point of sale/transfer of ownership, for each year or part year of ownership.

MHA administration fees will be payable by the buyer as follows:

Approval of Deed of Covenant: £85 plus VAT

Notice of Assignment fee: £85 plus VAT

Land Registry Certificate fee: £85 no VAT

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

There is a shared entrance

A solid door opens into the

Hallway

Having a recessed cupboard to one wall and doors off to the bedroom shower room and;



Open Plan Living Room

The kitchen is fitted with a range of wood effect fronted units and stone chip effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and hob with cooker hood above, a built in fridge and plumbing for a washing machine. There is a built in larder cupboard.

Two uPVC double glazed windows face to the front and there is a TV/satellite point, a telephone point and security entry phone.



Bedroom

Having a uPVC double glazed window to the front and there is a TV/satellite point, a telephone point and a security entry phone. A recessed wardrobe has hanging and shelving. A door opens to the;



Shower /Wet Room

Having a moulded waterproof flooring with a drain point and mains fed shower over. There is a toilet, a wash basin, a shaver socket/light, an extractor fan and uPVC double glazed window to the front.

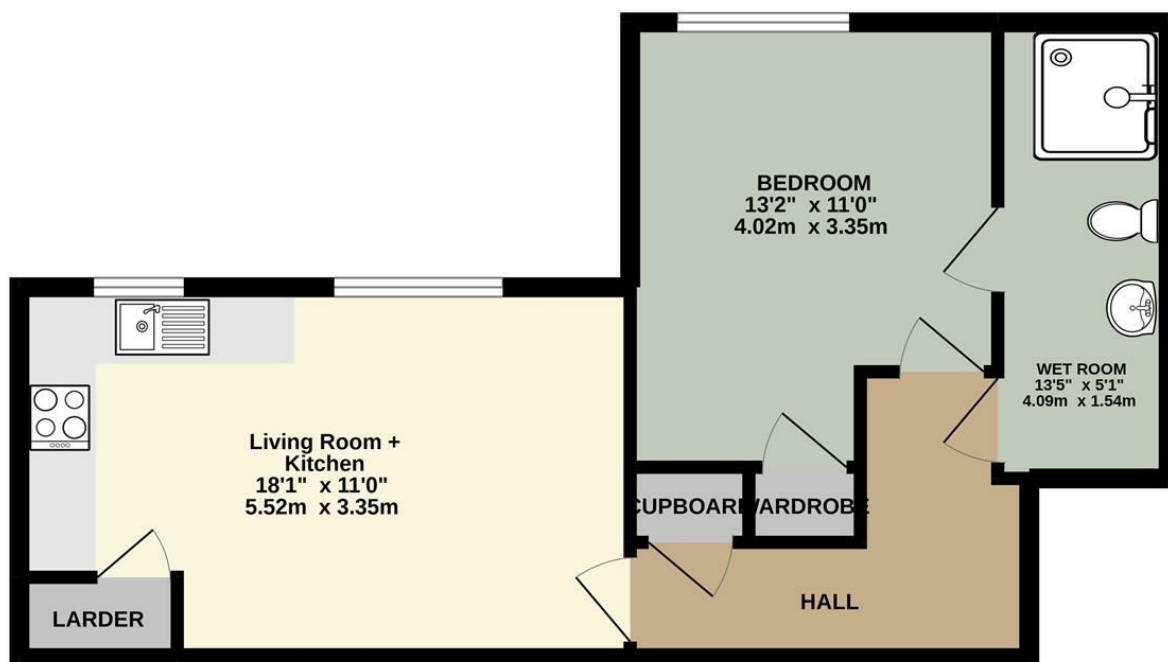


Communal Facilities

There is a shared residents lounge in which there are many activities, as well as indoor and outdoor seating and tea and coffee facilities.



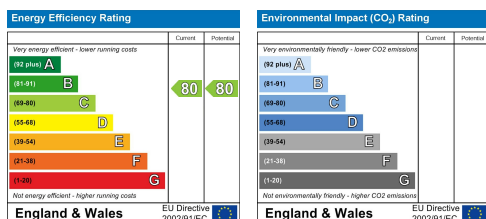
GROUND FLOOR 478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 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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