

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

18 Great Dockray, Penrith, CA11 7DE



- **Newly Refurbished and Spacious First Floor Apartment**
- **Convenient Location in the Heart of Penrith**
- **Living Room and Newly Fitted Kitchen**
- **Two Double Bedrooms and Shower Room**
- **Gas Central Heating via a Condensing Boiler**
- **Resident Permit Parking Subject to Availability**
- **Tenure - Leasehold 999 Years from December 1994**
- **Council Tax Band - A. EPC Rating - C**

Asking price £120,000

In the heart of Penrith, overlooking Great Dockray, this spacious first floor apartment has been refurbished with accommodation comprising; Entrance Hall, Landing, Living Room, Kitchen, Two Double Bedrooms and a Shower Room. Central Heating is supplied from a "Baxi" condensing combination boiler. Resident Permit Parking is through Westmorland and Furness Council, subject to availability.

The convenient location allows easy access to the shops, bars and restaurants of Penrith, as well as being a short walk from Penrith Railway Station.

Location

Great Dockray is located in the heart of Penrith above Stephen Bagot Opticians, directly opposite the offices of Wilkes-Green + Hill.

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, 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 1987 and that the ground rent is peppercorn with no service charge.

The council tax is band A

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 composite security door to the;

Hall

Having a uPVC double glazed window and stairs leading up to the;

Landing

A double glazed roof window provides natural light. There is a double radiator and a recessed store cupboard.

Living Room 15'2 x 11'8 (4.62m x 3.56m)

Having a flame effect electric fire set on a marble hearth with an oak mantle. There are two double radiators, a TV aerial lead and a sash window to the front looks out across great Dockray and Penrith toward Beacon edge.



Kitchen 7'4 x 8'10 (2.24m x 2.69m)

Fitted with a range of pale grey gloss fronted units with a stone effect worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric oven, a domino ceramic hob with a stainless steel cooker hood above, space for an upright fridge freezer and plumbing for a washing machine. A recessed pantry also houses a "Baxi" gas fired condensing combi boiler which provides the hot water and central heating. There are recessed LED downlights, a double radiator and a uPVC double glazed window to the side.



Bedroom One 15'2 x 9'1 (4.62m x 2.77m)

Having a recessed wardrobe with hanging space and also housing the electric meter and MCB consumer unit. There is a double radiator and a sash window to the front overlooking Great Dockray and Penrith toward Beacon edge.

**Shower Room 6'8 x 6' (2.03m x 1.83m)**

Fitted with a toilet, a wash basin and a quadrant shower enclosure with marine board to 2 sides and a two head mains fed Mira shower over. The ceiling is partly sloped with a double glazed roof light and there is a chrome heated towel rail.

**Bedroom Two 12'1 x 13'2 max (3.68m x 4.01m max)**

Having a double radiator and a uPVC double glazed window to the side.

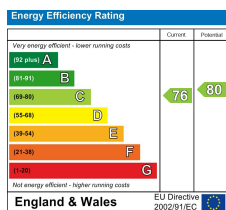


Parking Permit

Street permit parking is subject to availability and applied for through Westmorland and Furness Council.



GROSS EXTERNAL AREA
TOTAL: 73 m²/785 sq ft
FLOOR 1: 3 m²/31 sq ft, FLOOR 2: 70 m²/754 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

