

**WILKES  
GREEN  
HILL**

Residential  
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Letting Agents

## **11 Windsor House Mardale Road, Penrith, Cumbria, CA11 9DG**



- **Modern Penthouse Apartment with Open Views**
- **Far Reaching Views Across Penrith to the Lakeland Fells**
- **Large Living Room + Kitchen**
- **3 Bedrooms, En-Suite Shower Room + Bathroom**
- **Allocated Off Road Parking Space**
- **uPVC Double Glazing**
- **Economy 7 Heating**
- **Tenure - Leasehold**
- **Council Tax Band - B. EPC Rate D - TBC**

**Price £130,000**

This large modern penthouse apartment enjoys an open view across Penrith to the Lakeland Fells and offers spacious, light and airy accommodation comprising Entrance Vestibule, Kitchen, Living Room, 3 Bedrooms, En-Suite Shower Room + a Bathroom. There is an allocated parking space and whilst there is no specific outdoor space for the apartment, it is possible to put a table and chairs outside on the gantry. The property also benefits from Economy 7 Heating and has uPVC Double Glazing.

### **Location**

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next. Follow the road for approximately 1/2 a mile and turn left into Haweswater Road. Drive down the hill and turn left into Mardale Road, Windsor House is on the left.

There is also access to the stairs at the first floor from the end of Greystoke Park Road. From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next, signposted to Greystoke. Follow the road for 1/3 mile and fork left into Greystoke Road. Take the first left into Mardale Close and turn left at the T-junction into Greystoke Park Road. drive to the bottom of the hill and turn right, Windsor House is at the head of the cul-de-sac.

### **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, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is by Economy 7

### **Tenure**

The vendor informs us that the property is leasehold being 999 years from October 2004. Council tax band B.

We are informed that the annual service charge is £1200 payable in 2 instalments and we understand that there is not ground rent payable

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a wood panel door with side window to the;

### **Vestibule**

A door opens to a recessed cupboard housing the pressurised hot water tank and a further door with side windows to the;

### **Kitchen 12'7 x 8'8 (3.84m x 2.64m)**

Fitted with grey fronted units and a dark grey work surface incorporating a stainless steel 1 1/2 single drainer sink with mixer tap and tiled splashback. There is a built in electric oven, a ceramic hob with cooker hood, a built in fridge freezer and washing machine. uPVC double glazed windows and a double glazed Velux skylight to the rear give a view across Penrith to the Lakeland fells. There is a shelved pantry and a door to the;



### **Living Room 18'9 x 20'7 (5.72m x 6.27m)**

A large uPVC double glazed window to the front look out tot he Lakeland Fells and and a double glazed Velux skylight to the side look out over town to the surrounding countryside. There are two night storage heaters, a TV point, a satellite point and a telephone point. There is built in shelved cupboard and a door to the;



### **Inner Lobby**

Having a night storage heater and doors off to the bedrooms and bathroom.



### **Bedroom One 11'6 x 11'5 (3.51m x 3.48m)**

A uPVC double glazed window and a double glazed Velux skylight to the side looks out across Penrith. There is a panel wall heater and a TV aerial point.



### **En-Suite**

Fitted with a white toilet, a wash basin and a shower enclosure, tiled to three sides with a mains fed shower. There is a chrome heated towel rail, an extractor fan and uPVC double glazed window to the rear.



### **Bedroom Two 10'6 x 9'1 (3.20m x 2.77m)**

Having uPVC double glazed window and Velux skylight. There is a panel wall heater and a TV aerial point.

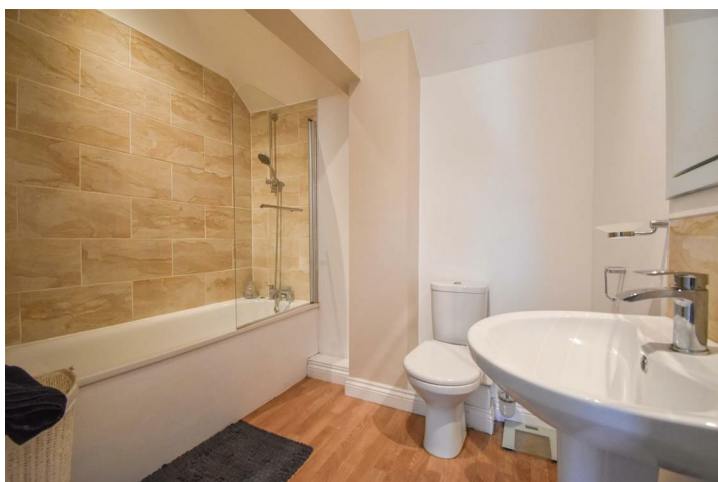


**Bedroom Three 7'4 x 7'9 (2.24m x 2.36m)**

A uPVC double glazed window and a double glazed Velux skylight to the side look out over Penrith. There is a TV aerial point, a telephone point and a night storage heater.

**Bathroom 8' x 9'1 (2.44m x 2.77m)**

Fitted with a toilet, a wash basin and a steel bath with mixer shower taps, tiles around and a clear screen. There is a chrome heated towel rail, an extractor fan and there is a shelved linen cupboard.

**Outside**

There is an allocated parking space to the side of the building around from Mardale Road.

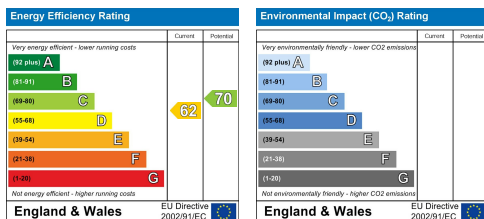
Whilst there is no specific outdoor space for the apartment, it is possible to put a table and chairs outside on the gantry.

GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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