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6 Applerigg, Lowther Street, Penrith, Cumbria, CA11 7US

- **Modern Purpose Built Second Floor Apartment**
- **Located in the Desirable New Streets Conservation Area**
- **Spacious Living Room with Dining Area + Kitchen**
- **Two Bedrooms + Modern Shower Room**
- **Gas Fired Central Heating + Double Glazing**
- **Private Parking Space.**
- **EPC Rated - C. Council Tax Band - C**
- **Tenure - Leasehold. Term 999 Years from 1st Jan 2001**

Asking price £150,000

Applerigg is a lovely apartment development built by Russell Armer, in 2 buildings, within the attractive and desirable New Streets Conservation area of Penrith with number 6 being on the 2nd floor. The accommodation, over 600 square feet, comprises: Communal Hallway to a private, Hallway, a spacious Living Room, a Kitchen, 2 Bedrooms and a Bathroom. Outside there is an Allocated Parking Space and the property also has the benefit of Gas Central Heating and is fully Double Glazed giving an impressive EPC rating of C. The quality and location of this apartment will suit many different buyer's needs.

Location

From the centre of Penrith, head up Sandgate and turn left at the roundabout into Meeting House Lane. Take the second right into Lowther Street. Applerigg is on the left and the entrance to number 6, which is in the lower block, is to the rear.

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 Leasehold

The vendor informs us that the property is leasehold being 999 years from 1st January 2001 with a peppercorn rent. we await confirmation on the maintenance charges which we understand to be £85 per month and includes building insurance and general maintenance.

The council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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 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.

Referal 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

ACCOMMODATION

Entrance

Through a communal entrance hall with security entry phone and a solid door to the

Hall 16'3 x 21'10

Having a single radiator, a recessed cupboard and ceiling trap to the roof space above

Living Room

A double glazed bay window and a further window face to the front. There are two double radiators, a TV/satellite point and telephone point. A door opens to the

Kitchen 7'5 x 11'7

Fitted with a range of pale wood effect, Shaker style wall and base units and a grey flecked work surface incorporating a stainless steel single drainer sink with mixer tap and a tiled splashback. The kitchen is equipped with a built in electric oven and induction hob with a cooker hood above, space for a fridge freezer and plumbing for a washing machine. A wall mounted gas fired condensing combi boiler provides the hot water and central heating. There is a double radiator and a double glazed window.

Bedroom One 10'9 x 10'7

Having a double glazed window to the rear, a single radiator and a telephone point

Bedroom Two 11'2 x 6'10

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

Shower Room 6'5 x 6'1

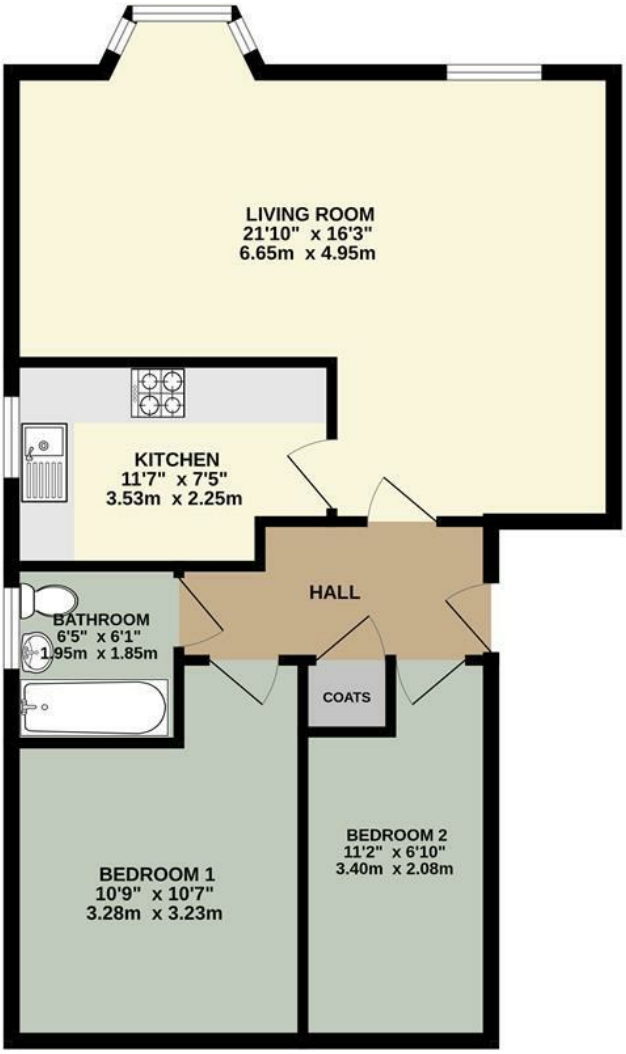
Fitted with a large shower enclosure having marine boards to two sides and a mains fed shower over. The contemporary toile and wash basin are set in a vanity unit with a concealed cistern and storage cabinets. The flooring is laminate and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.

Outside

There is an allocated parking space in a car park to the rear of the building.

In the shared grounds to Applerigg there is a small seating area for use of all the residents and a bin store.

SECOND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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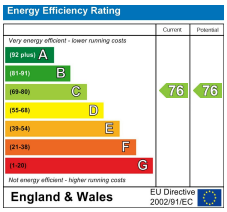

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