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Residential  
Estate Agents  
Letting Agents

## **2 Clifford Close, Penrith, Cumbria, CA11 8QD**



- **Modern Ground Floor Apartment**
- **Located on the Edge of Penrith with an Open Outlook**
- **Spacious Living Room Open into the Kitchen**
- **2 Bedrooms + Shower Room**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Private Garden to the Side and Rear with a Southerly Aspect**
- **Off Road Parking**
- **Tenure - Leasehold, 99 Years from June 1985, Currently Being Extended**
- **Council Tax Band - B. EPC - C**

**Asking price £125,000**

On the South West edge of Penrith, 2 Clifford Close is a comfortable, purpose built ground floor apartment which enjoys an open outlook across the grounds of The North Lakes Hotel and Wetheriggs Country Park. The well presented accommodation comprises; Entrance Hallway, Living Room open to the Kitchen, Inner Lobby, 2 Bedrooms, a Shower Room and a Rear Porch with Store Room.

The apartment has a private Garden to the side and rear with a Southerly aspect, with vehicle access for Off Road Parking as well as the right to park a car in the shared car park.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler and has an EPC rating of C.

### **Location**

From Penrith town centre, head out of town on Castle Hill Road, which becomes Wetheriggs Lane and then Clifford Road. Clifford Close is on the right hand side.

### **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. 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.

### **Tenure Leasehold**

The property is leasehold. The vendor informs us that there is a 99 year lease from June 1st 1985 with a peppercorn ground rent and a service charge of £60.43 per month which includes the buildings insurance, general external maintenance and upkeep of the communal areas.

The vendor informs us that they are currently in the process of extending the lease.

The council tax in band B.

### **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.

The fee for us to fulfil these obligations is 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

## ACCOMODATION

### Entrance

Through a uPVC part glazed door to the;



### Entrance Hallway

Being open to the living room and having a single radiator.

### Living Room 12'9 x 16'10 max (3.89m x 5.13m max)

Having a uPVC double glazed window to the rear overlooking the garden to the grounds of the North Lakes Hotel and Wetheriggs Country Park. There is an electric flame effect wall mounted fire, a double radiator, a TV aerial point and under stair cupboard. A part glazed door leads to the rear lobby and the room is open to the ;



### **Kitchen 8'9 x 8' (2.67m x 2.44m)**

Fitted with a range of oak fronted wall and base units and a dark granite effect work surface incorporating a stainless steel single drainer sink, mixer tap and tiled splash back. The kitchen is equipped with a built in double electric oven, ceramic hob with cooker hood above, integrated fridge freezer and plumbing for a washing machine. A door opens to the;



### **Inner Hall**

There is a recessed airing cupboard with single radiator and shelving. Doors lead off.

### **Bedroom One 9'5 x 13'1 (2.87m x 3.99m)**

Having a uPVC double glazed window to the rear, a single radiator, a TV aerial point and a uPVC double glazed window to the rear.



### **Bedroom Two 11'9 x 6'11 (3.58m x 2.11m)**

Having a uPVC double glazed window to the side and a single radiator. A built in cupboard houses the Worcester gas fired condensing combi boiler providing the hot water and central heating.



**Shower Room 6'6 x 5'11 (1.98m x 1.80m)**

Fitted with a toilet, wash basin and a large step in shower enclosure, tiled to two sides with a mains fed shower. The walls are part tiled and there is a single radiator and extractor fan.



**Rear Lobby 6'2 x 3' (1.88m x 0.91m)**

Having a uPVC double glazed window to the rear and a uPVC part glazed door leading outside to the garden.

A wood panel door opens to the;

**Walk-in Store 6'2 x 3'4 (1.88m x 1.02m)**

With light.

**Outside**

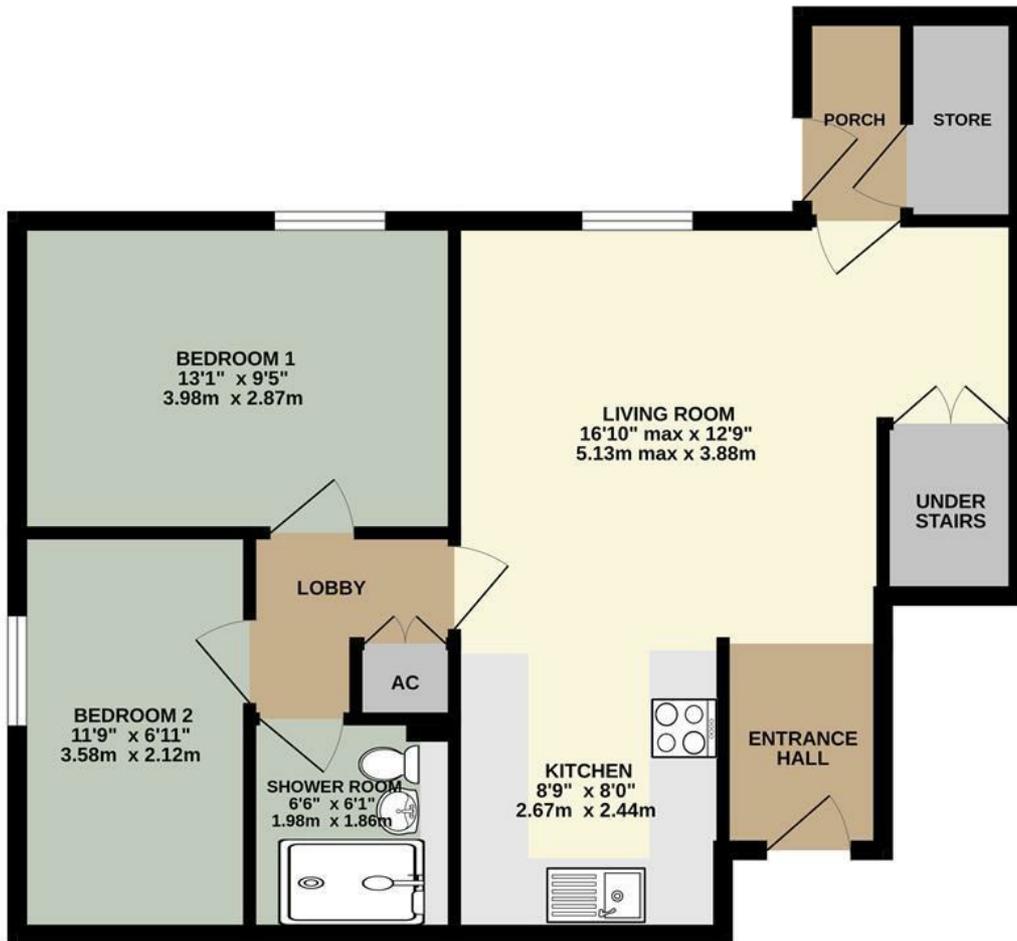
To the rear of the apartment there is a lawn with shrub border and a paved area with summer house.

A block paved path extends to the side where there is a block paved patio and parking space with raised borders and space for a garden shed.

There is also a shared car park for additional parking.

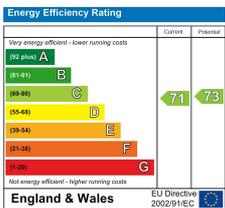


GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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