ARNISON HEELIS
ESTATE AGENTS

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FLAT , WHELPDALE HOUSE, PENRITH CA11 8EU

GUIDE PRICE £124,000

Located in the heart of Penrith, Whelpdale House is a bright and spacious, 1st floor apartment with lift or stair access and a shared hallway with secure entry system,hallway, living/dining room and separate kitchen, bathroom and 2 bedrooms. Private carpark to the rear & electric heating.

- 1st Floor Apartment
- 2 Bedrooms, 1 Bathroom
- Handy For The Town

The Property Ombudsman

Entrance
Secure entrance with mailbox facility and stairs and lift to all floors.

Hall
With night storage heater. Airing cupboard housing the water cylinder.

Lounge
w: 10' 10" x l: 15' 1"
3.31m x 4.60m Two double glazed windows to the front elevation and two night storage heaters.

Kitchen
w: 6' x l: 7' 11"
1.83m x 2.41m Fitted with a range of wall and base units with wooden fronts. Stainless steel sink. Space for slot in cooker and undercounter fridge. Plumbing for washing machine. Double glazed window to the front elevation.

Bedroom 1
w: 10' 4" x l: 11' 7"
3.15m x 3.54m Double glazed window to the side elevation. Fitted wardrobes with sliding doors. Electric panel heater.

Bedroom 2
w: 9' 1" x l: 11' 5"
2.78m x 3.49m Double glazed windows to the front and side elevations. Electric panel heater.

Bathroom/WC
w: 4' 8" x l: 8'
1.43m x 2.43m Fitted with a bath with electric shower over and glass screen. Wash hand basin and w/c. Extractor fan.

Outside
Shared drying area and bin store. Allocated residents parking space to the rear of the building.

Services
There is a lift available in the property for access to the first and second floor. Mains water, drainage, and electricity are connected to the property. Fibre optic broadband is available.
Service charge fixed annually, current fee £1,249.98 per annum. Included in the service charge is insurance of the building, upkeep of gardens, public areas, lift service and maintenance.

Directions
From Penrith town centre, head down King Street until you see M&S on the left-hand side. Take the first left after M&S and turn right immediately after, you will then see the rear access to Whelpdale House on the right-hand side

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Valuation
If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

Local Amenities
Penrith is a popular market town with a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 6 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 recreational opportunities. Carlisle 18 miles and easy access to the M6 and rail links

A comprehensive Material Information summary is available upon request.











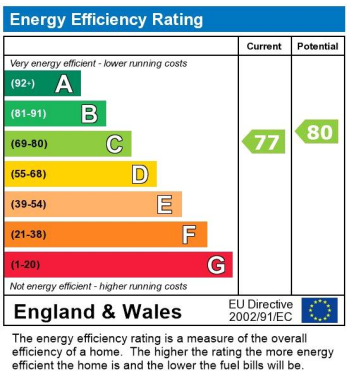
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FLOOR 1



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.