ARNISON HEELIS
ESTATE AGENTS

45 King Street
Penrith, Cumbria CA11 7AY
sales@arnisonheelis.co.uk
www.arnisonheelis.co.uk
01768 890750









APARTMENT, PELE COURT, PENRITH CA11 7XT

GUIDE PRICE £225,000

This IMMACULATE 2 bedroom apartment is situated right in the heart of the thriving market town of Penrith. The spacious accommodation comprises hallway, cloakroom/w/c, kitchen TWO bedroom (master en suite with separate walk in closet) and kitchen . EPC Rating C.

- 3rd Floor Apartment
- 2 Double Bedrooms
- Bright Spacious Accommodation

The Property Ombudsman

Directions
Pele Court is situated in Friargate, on the edge of the town centre.
If walking go past the St Andrews church and the development is just beyond on the left hand side.
If driving from the town centre follow the A6 south turning left onto Old London Road by the John Norris fishing shop and follow the road round to the left to reach Friargate.

Communal Entrance
Security controlled automatic doorway from the parking area. Communal residents lounge area with managers reception desk and internal corridor leading to the apartment.

Hall
Front door with spy hole leads to the large entrance hall, where the 24-hour emergency response pull cord system is situated. From the hallway there is a door to a walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, both bedrooms and the Guest Cloaks/WC.

Sitting Room
w: 17' 1" x l: 17' 11"
5.20m x 5.46m A spacious lounge with ample space for a dining table and chairs. Large window and two sky lights allowing plenty of natural light to flood in. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
w: 6' 3" x l: 7' 6"
1.91m x 2.28m Modern fitted kitchen with a range of oak effect wall and base units with complimentary worksurfaces over. Inset sink with mixer tap sits below a double glazed window. Induction hob with extractor hood, and fitted integrated fridge, freezer. Under pelmet lighting and tiled floor.

Bedroom
w: 10' 2" x l: 12'
3.09m x 3.65m Good sized second bedroom with window. Could alternatively be used as a second reception room, home office or hobby room. Ceiling lights, TV and phone point.

Bedroom
w: 14' 8" x l: 15' 9"
4.47m x 4.79m (master suite) A spacious double bedroom with large window allowing plenty of light. Door to a walk-in wardrobe with shelving and hanging rails. Ceiling lights, TV and phone point. Door to en-suite bathroom.

En-suite
w: 7' 3" x l: 7' 3"
2.20m x 2.20m Fully tiled and fitted with suite comprising; easy access walk-in bath with shower over, WC, vanity unit with sink inset and mirror above.

Walk in Wardrobe
w: 4' 10" x l: 8' 3"
1.48m x 2.51m Having shelving and hanging space.

Agents Note
Residential facilities include:
A day room where residents regularly meet for coffee, functions and social events. There are talks, exercise classes, bridge and other events organised by the social committee.
A fully equipped laundry is available for all residents as is a room with charging facilities for storing mobility scooters and there are rubbish and recycling facilities.
McCarthy and Stone operate a large double guest suite which can be booked for visitors at a cost of £25 per night, subject to availability.

Tenure
Lease information : Lease Length: 125 years from 2015
Ground rent: £247.00 twice yearly
Service charge : £373.40 per month
Ground rent review: Jan-30
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over

Please Note
Service Charge - • House Manager
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Outside
A central courtyard is open to all residents and has block paved paths and well stocked flower and shrub beds around a central seating area. There is a further paved terraced to the side with several outdoor tables and parasols.

Parking
Parking within the development is only available for permit holders this is arranged through McCarthy & Stone direct. Residents are eligible to apply for an EDC parking permit which is valid in the 'A' zone in Friargate this is obtained from EDC. There is limited visitor parking within the development on allocated spaces

Viewings
Strictly by appointment through Arnison Heelis : 01768 890750.

Local 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.

A comprehensive Material Information summary is available upon request.













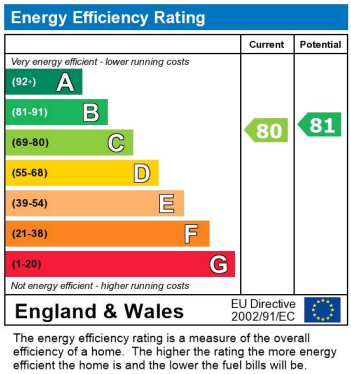


Arnison Heelis Estate Agents

GROSS INTERNAL AREA
TOTAL: 88 m²
FLOOR 1: 88 m²

FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.