ARNISON HEELIS
ESTATE AGENTS

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SAND CROFT, PENRITH, CA11 8BB

GUIDE PRICE £155,000

This FIRST FLOOR apartment is situated close to the town centre and comprises stairs to first floor, living room, kitchen, TWO DOUBLE BEDROOMS and bathroom/wc. Externally there is driveway parking, garage and store. Enclosed rear garden. NO ONWARDS CHAIN.

- 1st Floor Apartment
- 2 Bedrooms, 1 Bathroom
- Garden, Garage And Drive
- EPC Rating C

The Property Ombudsman

Stairway

Landing
Radiator and loft access hatch.

Living Room
w: 13' 9" x l: 18' 5"
4.18m x 5.62m Two double glazed windows to the front elevation with views towards the Beacon. Radiator and feature fireplace with gas fire.

Kitchen
w: 11' 1" x l: 11' 3"
3.38m x 3.44m Double glazed window to the rear elevation. Wall and base united and laminate work surfaces. Coloured composite 1 1/2 sink with drainer, plumbing for washing machine and space for cooker. Double cupboard with shelving and housing the gas combi boiler. Radiator.

Bathroom/WC
Fitted with a coloured three piece suite comprising wash hand basin, w/c and bath with electric shower over. Stainless steel towel rail and double glazed obscure widow to the rear.

Bedroom 1
w: 10' 6" x l: 17'
3.21m x 5.17m Double glazed window to the front elevation. Fitted wardrobe and radiator.

Bedroom 2
w: 10' 5" x l: 10' 6"
3.17m x 3.21m Double glazed window to the rear elevation, fitted wardrobe and radiator.

Garage
w: 13' 9" x l: 18' 8"
4.19m x 5.70m (max) With up and over door and side pedestrian door. Window to the rear. Light and power.

Tenure
We understand that the tenure of the property is leasehold but the title deeds have not been examined.
99 YEARS FROM 21ST August 1979 (52 years remaining)

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.

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

Services
Mains water, electricity, gas, mains drainage and telephone subject to BT regulations.

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.







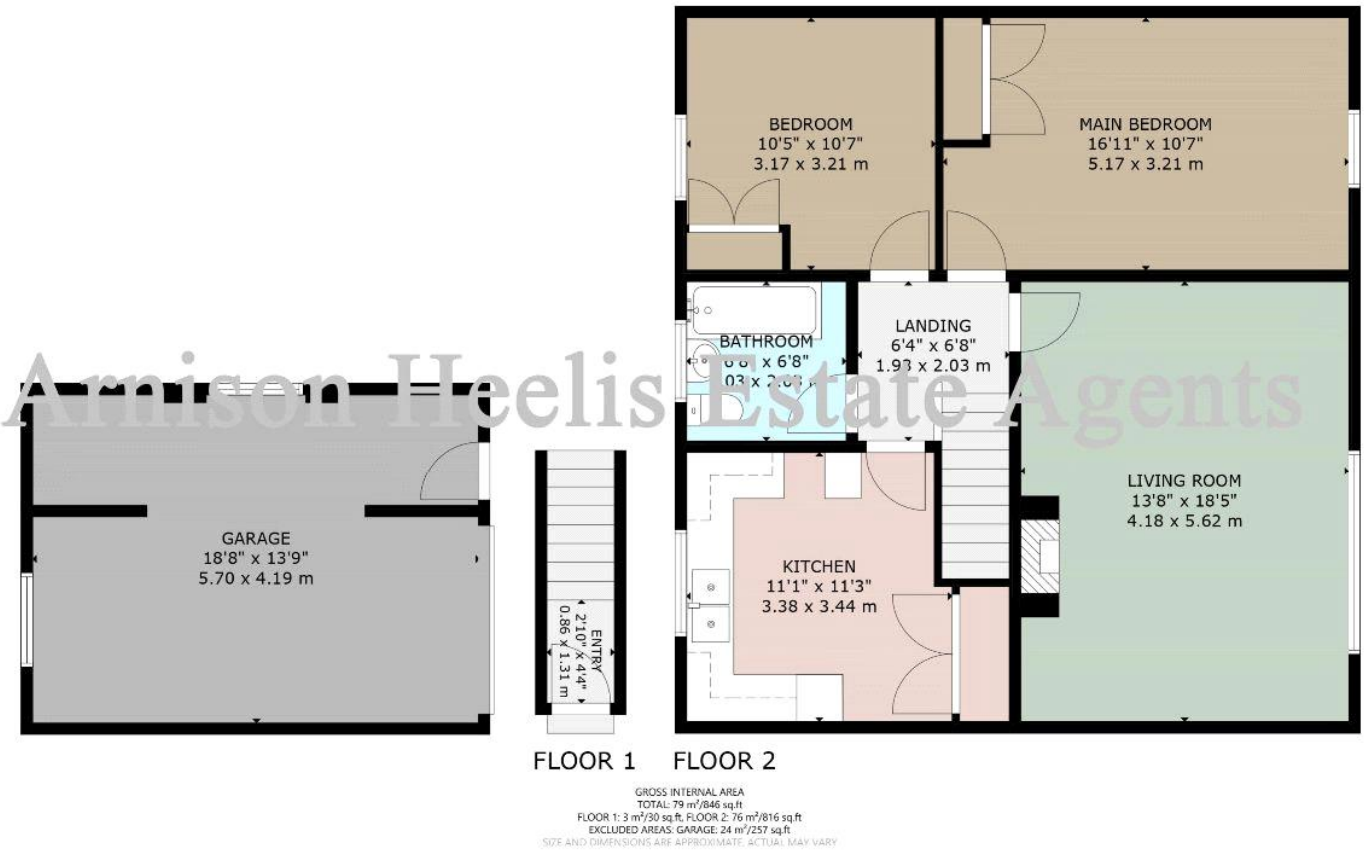






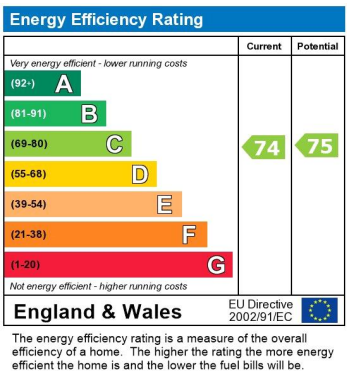
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GROSS INTERNAL AREA
TOTAL: 79 m²/846 sq.ft
FLOOR 1: 3 m²/30 sq.ft, FLOOR 2: 76 m²/816 sq.ft
EXCLUDED AREAS: GARAGE: 24 m²/257 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



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.