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ESTATE AGENTS

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FLAT , WOODLANDS, BRIDGE LANE, PENRITH

GUIDE PRICE £99,000

No 44 Woodlands is a first floor retirement apartment with lift access and comfortable accommodation comprising: hallway, open plan living room with kitchen, two bedrooms and a shower/wet room. The apartment also benefits from Under Floor Heating (included in the service charge) EPC Rating B.

- First Floor Apartment
- Handy For The Town Centre
- Private Parking
- EPC Rating B

The Property Ombudsman

Directions
From the centre of Penrith, head South on King Street, which becomes Victoria Road and the Bridge Lane, Woodlands is on the right and there is a shared car park.

Communal Entrance
Lift and staircase to the first and second floors.

Entrance Hall
Spacious entrance with intercom and emergency alarm call. Cloaks cupboard, loft access and doors off.

Open Plan Lounge/Kitchen/Dining Room
w: 10' 11" x l: 22' 10"
3.336m x 6.963m (max) Fitted with wall and base units and stone effect laminate work surfaces. Stainless steel sink set below double glazed window to the front elevation. Electric hob with extractor over and single oven. Plumbing for washing machine and space for tall fridge freezer. There is a further double glazed window in the dining/sitting area.

Bedroom 1
w: 9' 6" x l: 17' 5"
2.891m x 5.298m Double glazed window to the side elevation.

Bedroom 2
w: 7' 4" x l: 8' 5"
2.236m x 2.565m Double glazed window to the side elevation.

'Jack & Jill' Shower Room
w: 5' 11" x l: 11' 3"
1.808m x 3.438m Fitted with a white suite comprising wash hand basin, w/c and walk in shower with thermostatic shower over and tiled splash backs. Extractor.

Services
Mains water, drainage and electricity are connected to the property. Heating is underfloor and telephone is connected subject to BT. regulations.
The Monthly Service Charge is: £604.43 per calendar month from 1st April 2026 to 31st March 2027 and is inclusive of the personal gas and water within the apartment, and the Duty Officer Role

The primary role of the duty officer is to ensure the wellbeing of all residents living in the scheme by providing a physical presence on site 24 hours a day, seven days a week. This 24/7 provision ensures that a staff member will be available should there be an emergency for a resident or in the scheme.

Local Occupancy
We are informed by MHA that there is a local occupancy restriction that requires residents:

1.to have either lived or worked in the Eden area for at least three years prior to the date of moving in,
OR
2.to have established links with the Eden area by reason of birth or long term family links with the area,
OR
3.to have a need because of age or disability to live near to those (not necessarily family) who have lived in the Eden area for at least three years.
Furthermore, MHA (Woodlands) rules require residents to be 60 years of age or over OR 55 if with a disability and also have a family member within the Eden area.

Other Costs
A personal TV license will still be required for individuals.

Agents Note
Monthly Charges 1/4/26 - 31/3/27
Service charge - £604.43 PCM (This covers communal cleaning & maintenance, external window cleaning, water & sewerage, building insurance & estate management. It includes the costs of heating and water for the apartment and heating, lighting, and water for the communal areas. This service charge also includes all management and staff costs for the scheme, a duty officer on site 24/7 and an emergency call system.

Contingency Fund Contribution
A contribution to the contingency fund is payable on sale or transfer of ownership. The fund covers spending for the repair or renewal of communal areas, roof, lifts etc. The contribution is 1% of the open market value at the point of sale/transfer, for each year or part-year of ownership. This is paid by the seller.

Tenure
We are informed the tenure is Leasehold.

Agents Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

A comprehensive Material Information summary is available upon request.





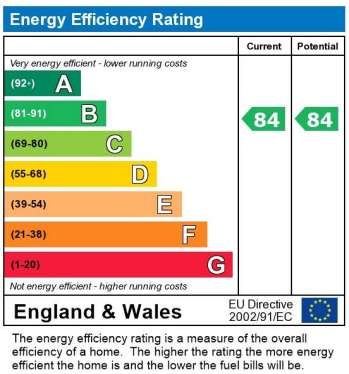






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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.