
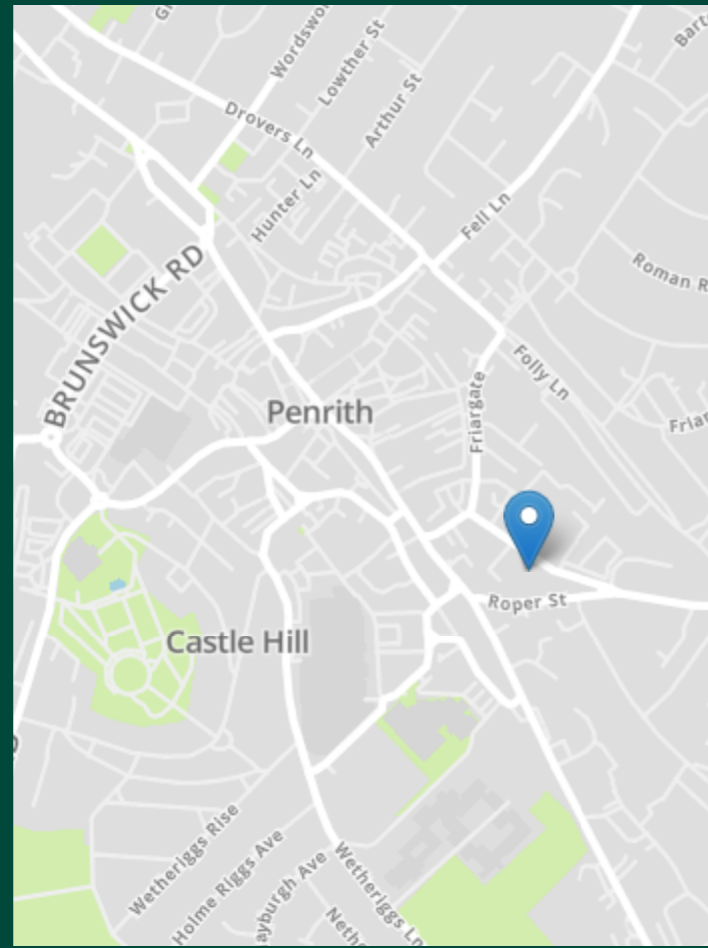



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





Approximate total area<sup>(1)</sup>  
799.59 ft<sup>2</sup>  
74.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360




## Apartment 54, Dutton Lodge, Roper Street, Penrith, CA11 8FY

- Two double bedrooms
- Parking & communal gardens
- Council tax – Band A
- 3rd Floor retirement apartment
- Bright corner plot
- Residents lounge and complex manager
- Town centre location
- Tenure – leasehold
- EPC rating - B

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## LOCATION

Dutton Lodge is situated on Roper Street, immediately beyond the main town centre thoroughfare. All main facilities are therefore within easy reach, including supermarkets, shops, leisure centre, post office, doctors' surgery and hospital, with a west coast mainline railway station also located just off the town centre.

## PROPERTY DESCRIPTION

A two, double bedroomed, third floor, retirement apartment within the exclusive Churchill Retirement Living development.

This particular apartment has the advantage of a corner position with dual aspect windows and, therefore, superb natural light. The spacious accommodation provides open plan living/dining area, kitchen, two double bedrooms, shower room, additional separate WC and fabulous storage with two large, storage cupboards and extensive shelving. Externally the property benefits from communal gardens and designated parking space. Residents also have use of a communal lounge and the development also has a Complex Manager on hand to oversee the building.

In immaculate condition this property really should be viewed to fully appreciate the size.

Note: Dutton Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

## ACCOMMODATION

### Entrance Hallway

A good sized hallway providing access to all rooms with the exception of the kitchen. Extensive shelving and access to two large, storage cupboards.

### WC

1.10m x 2.10m (3' 7" x 6' 11") Fitted with WC and wash hand basin.

### Lounge/Dining Area

4.09m x 4.07m (13' 5" x 13' 4") A bright, dual aspect, reception room with radiator and ample space for dining furniture.

### Kitchen

2.40m x 2.40m (7' 10" x 7' 10") A modern kitchen fitted with a good range of wall and base units with complementary work surfacing and stainless steel sink/drain unit with mixer tap. Integrated appliances include electric oven and hob with extractor over, fridge freezer and washer/dryer.

### Principal Bedroom

2.86m x 4.77m (9' 5" x 15' 8") Generously proportioned, double bedroom with radiator and built in wardrobe.

### Bedroom 2

2.83m x 3.62m (9' 3" x 11' 11") A double bedroom with radiator and built in wardrobe.

### Shower Room

1.67m x 1.92m (5' 6" x 6' 4") Fully tiled and fitted with heated towel rail and three piece suite comprising shower in cubicle, wash hand basin in vanity unit and WC.

## EXTERNALLY

### Residents Parking

### Landscaped Communal Gardens

## ADDITIONAL INFORMATION

### Tenure & Service Charges

Tenure - leasehold with a term of 999 years from 01-02-2020. Service charge - £4059.60 per annum. Ground rent of £625 per annum. Service charges includes: Careline system, buildings insurance, water and sewage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Complex Manager, and a contribution to the contingency fund. A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains electricity, water & drainage; electric central heating & double glazing installed throughout; telephone connection installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the Penrith clock tower monument, proceed onto King Street, continue past the John Norris Countrywear shop then turn left at the traffic lights onto Roper Street. Follow this road for approx. 200 metres and Dutton Lodge can be found on the left hand side.

