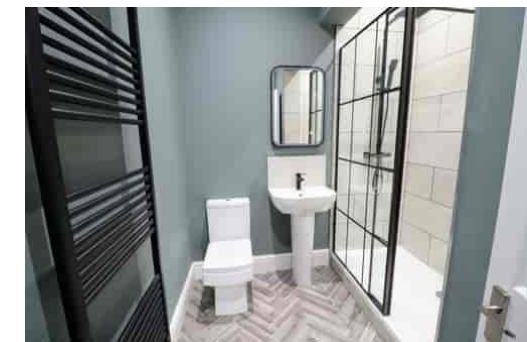
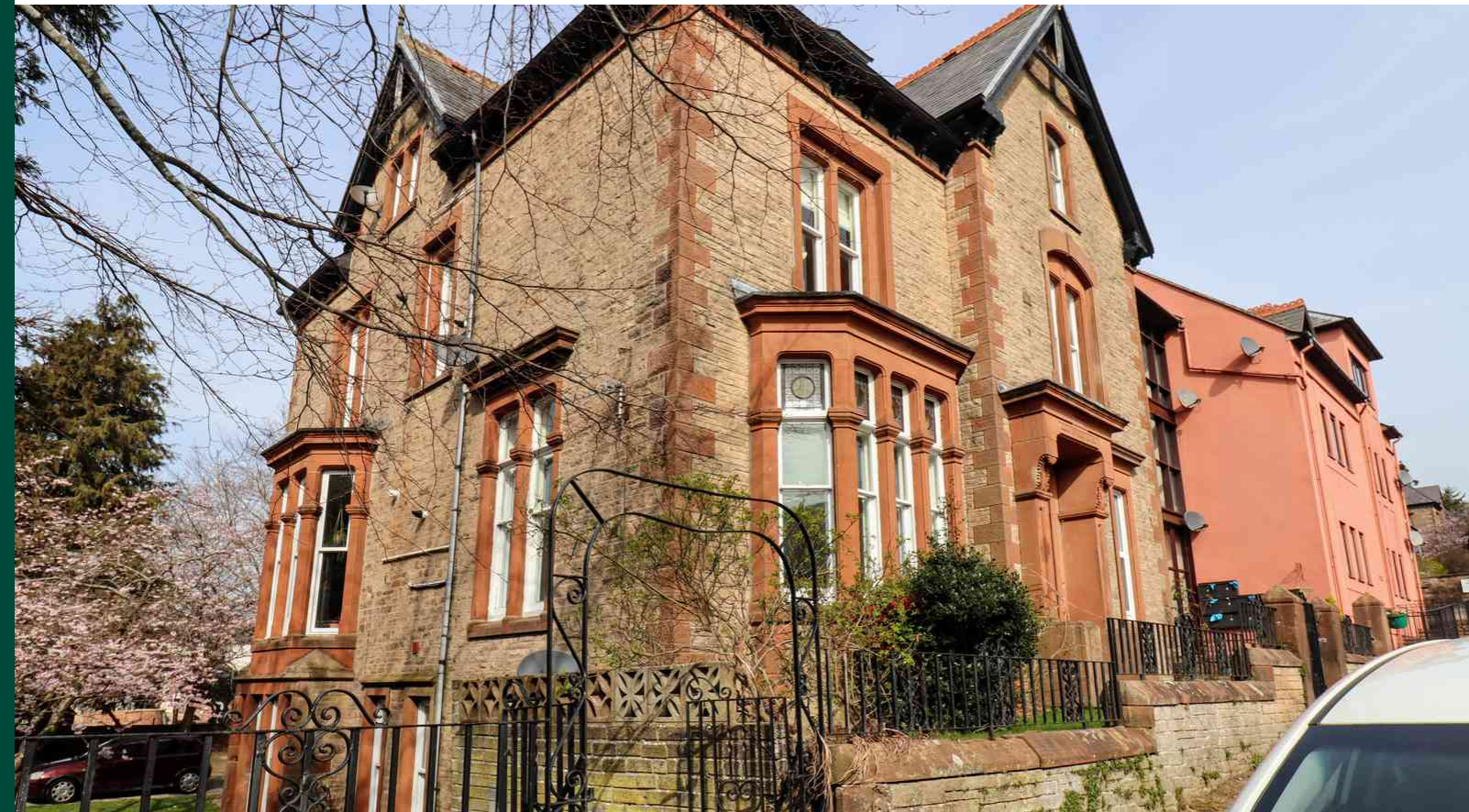
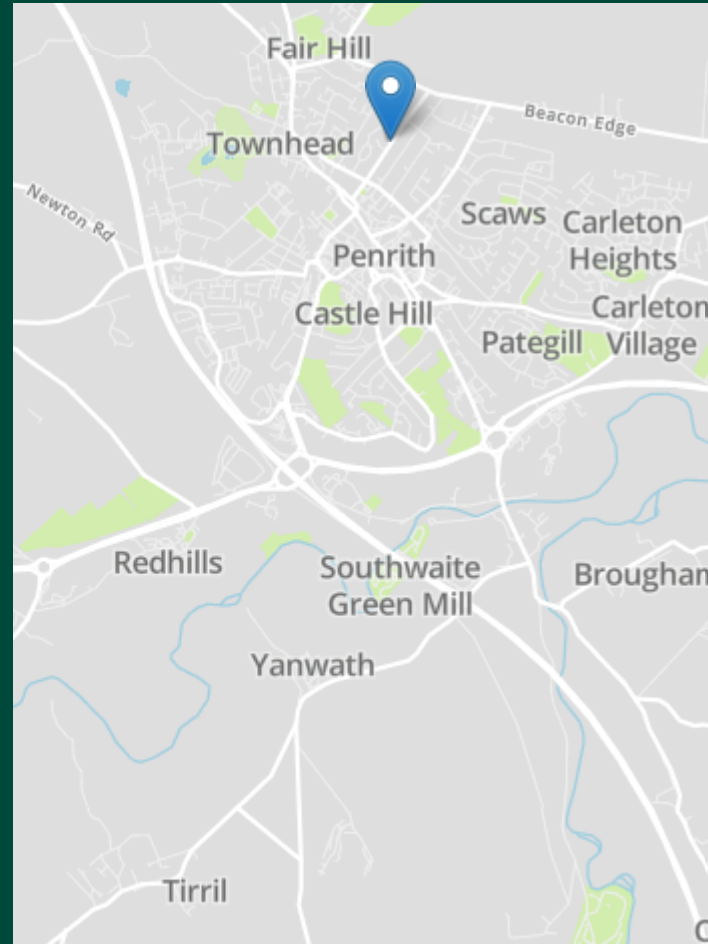


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Flat 4 Abbotsford House, Wordsworth Street, Penrith, CA11 7QY

- One bed apartment
- Parking & communal gardens
- Tenure: leasehold
- Newly renovated throughout
- Desirable town location
- EPC rating D
- Available immediately
- Council Tax: Band A

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## LOCATION

Wordsworth Street and the neighbouring streets of Fell Lane, Lowther Street, Arthur Street and Graham Street form the 'New Streets Conservation Area' of the town, with prime mid and late Victorian properties situated on rising ground. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, hotels and public houses, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute, the M6 is easily accessible and there is a west coast, main line railway station in the town, with the lakes and fells of the Lake District National Park also within easy reach.

## PROPERTY DESCRIPTION

A fully refurbished ground floor apartment finished to a fantastic contemporary finish within a Victorian period property, boasting private parking and situated on a prime residential street.

Flat 4, Abbotsford House, is a superb one bedroom apartment located on the New Streets in Penrith. Beautifully presented and ready to move into immediately, with accommodation briefly comprising reception hallway with storage cupboard, open plan kitchen/living space, ample sized double bedroom and a modern contemporary bathroom. The apartment has been fully refurbished to include a new kitchen, new bathroom, new carpets, and has been decorated throughout, and benefits from a number of modern commodities all wrapped up in the benefits and features of a Victorian property. Externally, there is an allocated parking space and wraparound communal gardens.

Note: the accommodation is all on one level, with the front of the property at ground level and the rear at first floor level, due to the incline of the land.

## ACCOMMODATION

### Entrance Hallway

3.55m x 1.79m (11' 8" x 5' 10") Accessed from the communal entrance hall into a hallway with shelved storage cupboard, radiator, telecom entry system and doors to all rooms.

### Shower Room

2.39m x 2.16m (max) (7' 10" x 7' 1") Fitted with newly installed three piece suite comprising double width, tiled shower cubicle with contemporary screen and black shower heads, wash hand basin and WC, wall mounted mirror with built in LED lighting and heated towel rail.

### Bedroom

4.56m x 2.44m (15' 0" x 8' 0") High ceilinged, double bedroom with the original door to the building with skylight over (this has now been completely blocked up), radiator and part obscured window.

### Living Room/Kitchen

4.51m x 6.09m (14' 10" x 20' 0") (into bay) Spacious, high ceilinged open plan living room/kitchen area with large bay window with original stained glass panes to the top, and additional side aspect window, overlooking the communal gardens towards the Lake District fells. With TV point, LED lighting and two radiators.

The kitchen area is fitted with newly installed, light grey wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and panelled splashbacks. Integrated electric oven with hob and extractor over, space for fridge freezer, space and plumbing for washing machine, storage cupboard also housing the central heating boiler.

## EXTERNALLY

Wraparound communal gardens with allocated parking space to the rear.

## ADDITIONAL INFORMATION

### Leasehold Information

The property is leasehold with the lease being granted in 1994 for a period of 125 years.

Monthly service charges of £70 are payable in respect of maintenance of the building and grounds.

### 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains electricity, gas, water and drainage. Gas central heating and double/single glazing with secondary glazing installed throughout. Telephone and broadband connections 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 centre of Penrith, head up Sandgate and turn left at the mini roundabout into Meeting House Lane. Take the 3rd right turn into Wordsworth Street, drive up the hill and Abbotsford House is on the left.

