

PFK

8 Jubilee Lodge, Beacon Edge, Penrith, Cumbria CA11 7SQ

Guide Price: £275,000





LOCATION

Located on Beacon Edge, one of the town's most sought after residential areas, on the periphery of the town, yet only half a mile from the town centre and convenient for Penrith's varied and extensive range of amenities.

PROPERTY DESCRIPTION

A highly attractive two bedroom first floor apartment, benefiting from a southerly aspect towards the Lake District, a private garden and garage. This beautifully unique apartment forms part of the converted Penrith Cottage Hospital, an attractive Victorian building located on Beacon Edge. The property is set well back from the main thoroughfare, with mature and well maintained gardens to the front and side. As part of a small and exclusive development, the apartment enjoys peace and a good deal of privacy. To the rear is the natural woodland of The Beacon, and to the front are southerly outlooks towards the Lake District National Park. The proximity to The Beacon means that there is an abundance of wildlife visiting the gardens including red squirrels. The apartment has been completely renovated by the present owner to include high end appliances in the kitchen, underfloor heating with separate controllable zones and thermostats to the hallway, living room, kitchen and bathroom, engineered oak flooring, electrical upgrades and the installation of a modern multifuel stove to the sitting room. In addition to the allocated parking, garage and communal gardens, the property benefits from its own private garden, located to the side of the buildings and housing a charming seating area and an array of established flower beds and shrubbery.

Works were completed in late 2022 to repaint the front elevation of the building, replace the guttering and renew the glazing to the main entrance canopy.

We also understand that there is scope for the loft to be converted, subject to the relevant consents.

ACCOMMODATION

Communal Entrance

The property is accessed via a well maintained communal entrance hall with external letter boxes for all four apartments.

Hallway

An attractive hallway with decorative coving, loft hatch, recessed ceiling spotlights, engineered oak flooring with zoned underfloor heating and doors leading to a useful cupboard housing the hot water cylinder and has ample space for a cloaks area and to all rooms, and a cupboard housing the water meter and main electricity fuse board.

Loft

A generous, well insulated loft space with scope for potential conversion into further accommodation, subject to the relevant consents.

Bedroom 1

3.0m x 3.6m (9' 10" x 11' 10") Rear aspect double bedroom with decorative coving and recessed ceiling spotlights, modern electric panel heater and newly installed fitted wardrobes.

Bedroom 2

2.7m x 3.6m (8' 10" x 11' 10") Side aspect double bedroom with decorative coving and modern electric panel heater.

Bathroom

Fitted with modern three piece suite comprising P shaped bath with mains shower over, wash hand basin in vanity unit and WC. Decorative coving, inset ceiling spotlights, part tiled walls, heated towel rail, engineered oak flooring with underfloor heating and part obscured side aspect window.

Kitchen/Diner

4.2m x 2.9m (13' 9" x 9' 6") Fitted with a range of recently installed wall and base units in a sage green finish with complementary dark granite work surfacing incorporating 1.5 bowl inset sink and drainer unit with mixer tap and tiled splashbacks. Integrated Bosch appliances including full height fridge freezer, eye level double oven and microwave, four ring ceramic hob with contemporary extractor fan over, dishwasher and washer/dryer. Decorative coving with inset ceiling spotlights, engineered oak flooring with underfloor heating and twin south facing, front aspect windows enjoying views over Penrith towards the Lake District National Park. Ample space for dining table and open access leading into the living room.

Living Room

4.1m x 4.2m (13' 5" x 13' 9") A bright and airy, front aspect reception room with twin windows enjoying far reaching views over Penrith and towards the Lake District National Park. Decorative coving with ceiling rose and inset ceiling spotlights, wood burning stove on sandstone hearth with tiled backplate and engineered oak flooring with underfloor heating.

EXTERNALLY

Gardens

To the front of the property, the attractive communal gardens are well stocked with an array of flowers, shrubs and trees bordering the front of the building. To the side, the property also benefits from a private garden, an enclosed space with gated access. It is filled with an array of flowers, shrubs and trees, all creating an abundance of colour and providing a lovely space to enjoy the wildlife, sunshine and the tranquil surroundings.

Garage & Parking

2.61m x 5.36m (8' 7" x 17' 7") As part of a row of terraced garages, the property also benefits from a single garage with up and over door and scope for mezzanine level to be installed if desired. Additional offroad parking is also available to the front of the garage.

ADDITIONAL INFORMATION

Leasehold, Service Charge Details & EPC rating

The tenure is leasehold with the lease being granted in 1989 for a period of 999 years with an annual ground rent of £10 (not payable). Under the terms of the lease, the property cannot be used as a holiday let or for Airbnb purposes.

Service Charges - A Management Company runs this building, overseen by Rowan Building Management. Residents pay approx. £300 per quarter and this includes buildings insurance, common electricity, garden maintenance for the common areas, and also provides a fund for any maintenance agreed by the owners at the annual meeting.

The EPC rating is C

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

Mains electricity, water and drainage. Electric central heating (some underfloor heating and also modern, slimline electric heaters throughout the property) and double glazing installed throughout. Broadband available and telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these sale particulars does not imply that they are in full and efficient working order.

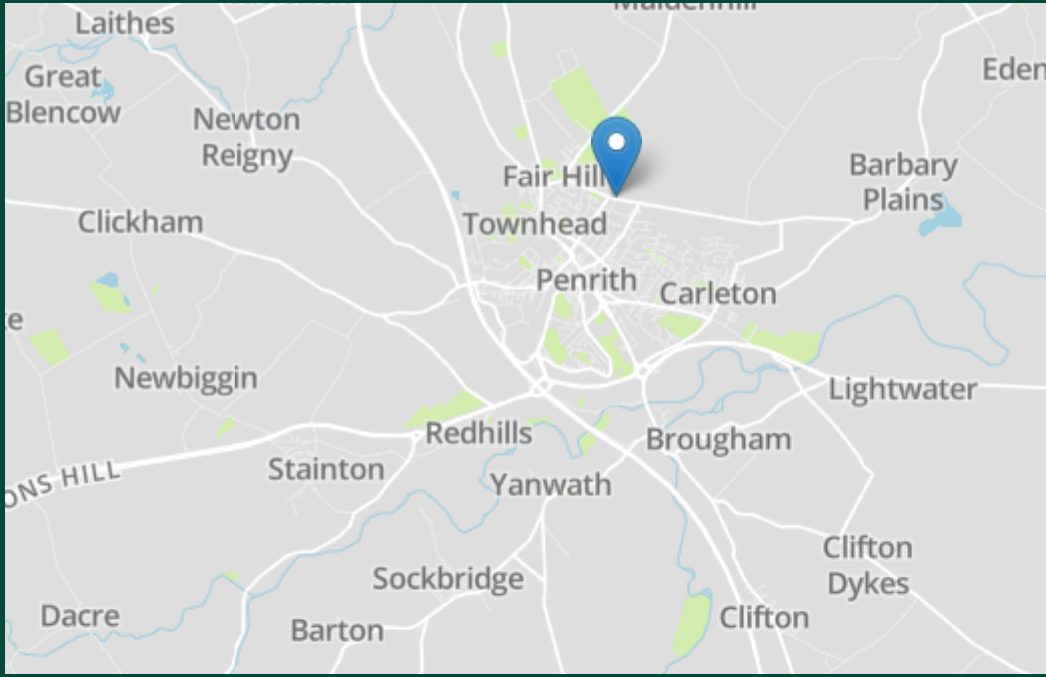
We are informed that several apartments within the building have had gas installed and it is believed this would be possible for Apartment 8, subject to enquiries.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From the centre of Penrith head through Burrowgate and at the mini-roundabouts at the top of Sandgate, travel up Fell Lane. At the top of Fell Lane turn left on to Beacon Edge and the property is approx. 200m along on the right.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Approximate total area⁽¹⁾

882.32 ft²
81.97 m²

Floor 1 Building 1

Floor 0 Building 2

(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.

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