

PFK

Apartment 9, 20 Manor Park, Carleton, Penrith, Cumbria CA11 8BF

Price Guide: £299,999





LOCATION

Carleton Manor Park is located on the Eastern fringe of Penrith, with easy access to the town centre, the M6 and A66, and the Lake District National Park.

PROPERTY DESCRIPTION

An exceptional, top floor apartment within this exclusive development enjoying far reaching views from all rooms toward Brougham Castle and distant fells. Video entry system, secure gated parking with allocated space, private single garage with electric, remotely operated door, zoned underfloor heating to all rooms, communal grounds and lift access. The site at Carleton Manor Park is very special, with open outlook, superb views, and the highest quality interiors; modern in design and energy efficient.

The accommodation has Amtico flooring throughout and briefly comprises: hallway with storage cupboard, large open plan, south facing, kitchen/sitting/dining room - with luxury fitted kitchen and Bosch appliances, principal bedroom with en-suite shower room and built-in wardrobes, a further generous double bedroom and a contemporary bathroom.

This property will appeal to a range of buyers, providing spacious, bright and well-equipped accommodation with high specification facilities throughout. An early viewing is advisable.

ACCOMMODATION

Access

Secure ground floor entrance with keycode access and video entry system into front and rear lobbies. Stairs and lift access to apartment 9 (on the second floor).

Hallway

Spotlighting, video entry system and cloaks cupboard (also housing the underfloor heating manifold).

Open Plan Sitting/Kitchen/Dining Area

4.53m x 10.05m (14' 10" x 33' 0") max. Bright and spacious, triple aspect, open plan living space with views across Penrith.

The kitchen area is fitted with an excellent range of high gloss, wall and base units with complementary stone work surface incorporating 1.5-bowl sink with mixer tap. Integrated Bosch appliances include oven, microwave, induction hob, dishwasher, fridge/freezer and washing machine.

Central dining area and generous living area with TV/satellite points and bespoke, built in furniture.

Bathroom

Partly tiled, three piece bathroom comprising bath with shower over, WC and wash hand basin with vanity storage beneath. Heated towel rail.

Bedroom 1

4.25m x 3.97m (13' 11" x 13' 0") Light and airy, principle, double bedroom with two windows overlooking the green at the front of the development. Built in wardrobes and access into:-

En-suite Shower Room

Fitted with large shower cubicle, wall mounted WC and wash hand with vanity storage. Part tiling and heated towel rail.

Bedroom 2

4.56m x 3.97m (15' 0" x 13' 0") Side aspect, double bedroom with built in wardrobes and further bespoke fitted furniture.

EXTERNALLY

Parking & Single Garage

The development benefits from secure parking with electronically operated gates. This property has an allocated parking space. Single garage - with electric, remotely operated door, power and light.

Communal Gardens

The grounds are landscaped and well maintained; predominantly laid to lawn.

ADDITIONAL INFORMATION

Tenure, Management & Charges

The property is leasehold.

A Management Company is in place.

The annual service charge for 2024 was £2153.13 (paid up to date) which includes building insurance, cleaning of common areas, window cleaning, gardening, repairs and security system.

SALE DETAILS

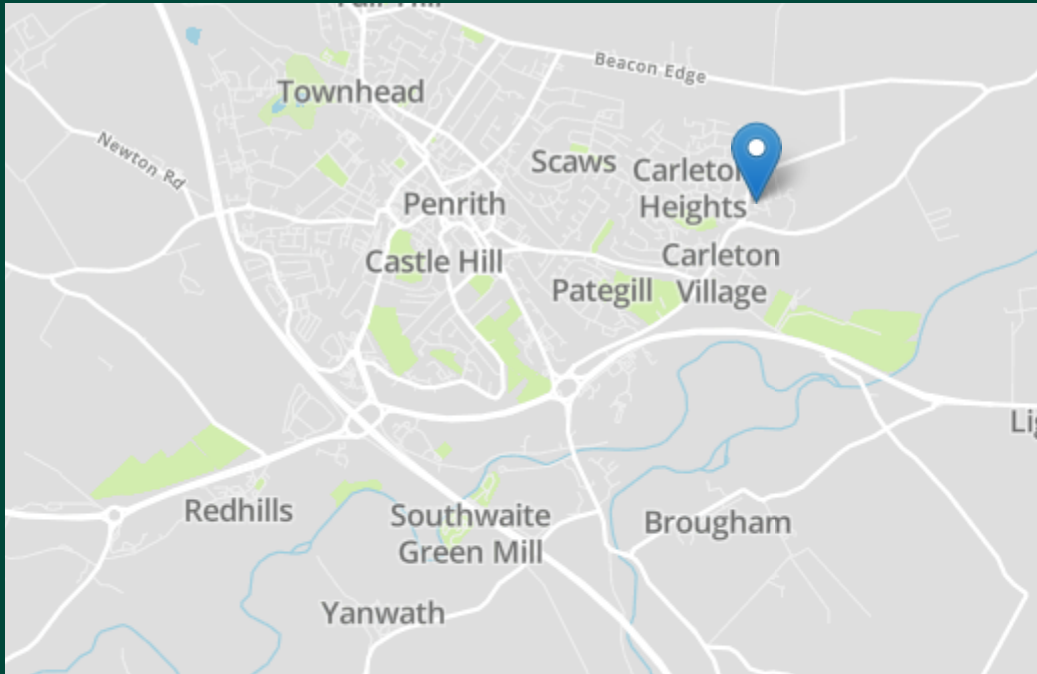
Mains gas, electricity, water and drainage. Gas central heating installed with individually zoned, under floor heating in all rooms. Double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C


Viewing: Through our Penrith office, 01768 862135.

Directions: From Kemplay Bank roundabout on the outskirts of Penrith, take the A686 road towards Alston. Follow this road past the Rugby Club, and, as the road bends to the right, take the left hand turn on to Carleton Hill Road. The entrance to Carleton Manor Park is on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



Approximate total area⁽¹⁾
1018.61 ft²
94.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

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