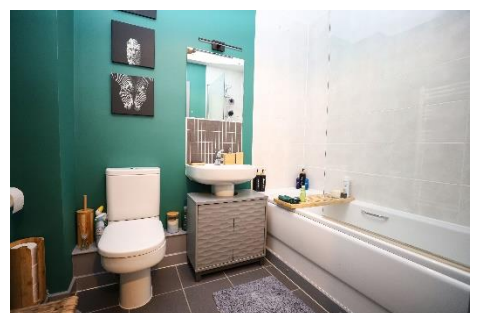


Cumbrian Properties

1 Tun House, Brewery Lane, Penrith



Price Region **£37,500**

EPC-C

First floor apartment | Desirable New Squares Development

Open plan living | 2 bedrooms | 2 bathrooms

25% Shared Equity | Rent of £287.63 pcm

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2/ 1 TUN HOUSE, BREWERY LANE, PENRITH NEW SQUARES, PENRITH

A beautifully presented two bedroom first floor apartment located in the New Squares development offered for sale on a 25% shared equity scheme. This stylish apartment is ready to move into making this an attractive purchase for those looking for an affordable way to get on the property ladder. Internally the property offers spacious accommodation briefly comprising ground floor communal entrance with stairs to the first floor, entrance hall, bathroom, open plan kitchen living space, two bedrooms with an ensuite shower room to the master bedroom. Outside there is parking, with CCTV, located behind Argos. With everything you need a stone's throw away, this superbly located property is minutes from independent shops/ cafes, four large supermarkets, schools, bus routes and Penrith train station.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Utility cupboard housing the hot water cylinder, air source heat pump heating system, plumbing for washing machine and shelved storage space. Storage/cloaks cupboard and radiator. Doors to bedrooms, bathroom and open plan lounge/kitchen.



ENTRANCE HALL



BATHROOM

BATHROOM Three piece suite comprising shower above panelled bath, low level WC and wash hand basin. Part tiled walls, tiled flooring and heated towel rail.

KITCHEN AREA (12' x 10') Fitted kitchen incorporating a one and a half bowl sink unit, built-in oven and hob with extractor hood above, integrated fridge freezer, plumbing for dishwasher, breakfast bar and part tiled walls.



3/ 1 TUN HOUSE, BREWERY LANE, PENRITH NEW SQUARES, PENRITH

DINING LOUNGE AREA (14'3 x 12') Two wood framed double glazed sash windows to the front and two radiators.



DINING LOUNGE AREA

BEDROOM 1 (16'3 x 8'6) Wood framed double glazed sash window to the front, built-in wardrobes and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising fully tiled shower cubicle, low level WC and wash hand basin. Tiled floor and heated towel rail.

BEDROOM 2 (18' x 8'6) Wood framed double glazed sash window to the front and radiator.



BEDROOM 2

4/ 1 TUN HOUSE, BREWERY LANE, PENRITH NEW SQUARES, PENRITH

OUTSIDE Parking, with CCTV, can be located behind Argos.

TENURE We are informed the tenure is Leasehold. 99 years from 1st October 2013.

Service charge - £171.78 pcm.

25% shared equity with Riverside. Rent payable – £287.63 pcm.

COUNCIL TAX We are informed the property is Tax Band B.

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. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

