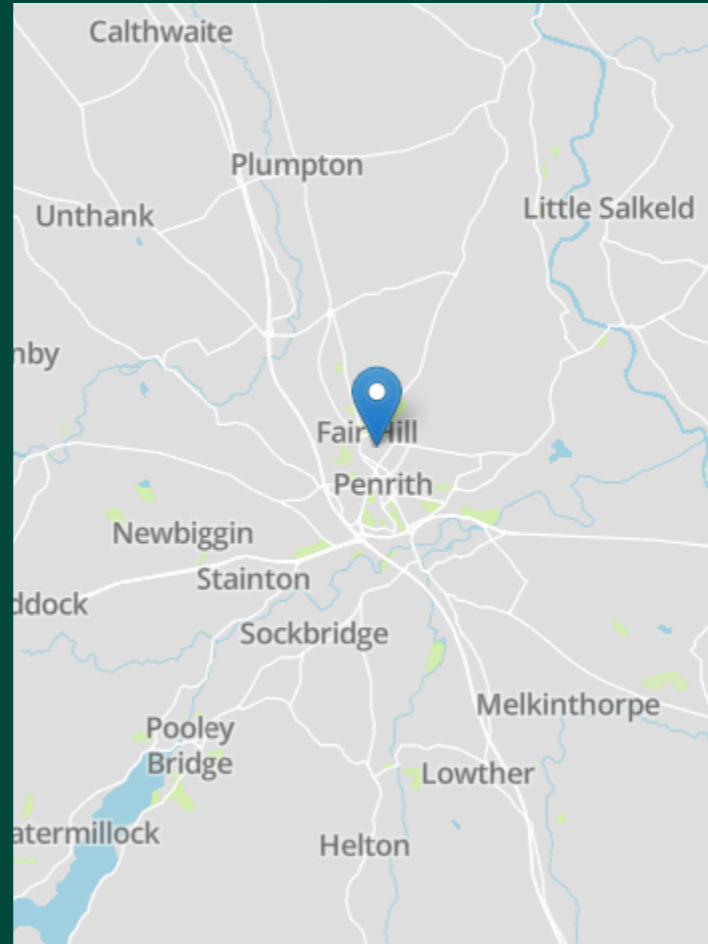


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Landing
3'0" x 9'7"
0.89 x 2.94 m

Bedroom
9'0" x 12'0"
2.64 x 3.65 m

Kitchen / Living Area
15'0" x 15'4"
4.52 x 4.68 m

Bathroom
6'0" x 5'4"
1.86 x 1.64 m

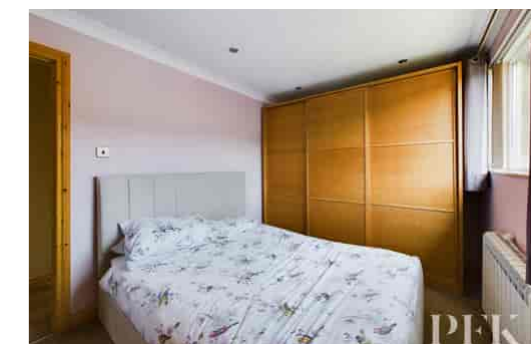
Approximate total area*

373.29 ft²
34.68 m²

(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



73 Macadam Way, Penrith, Cumbria, CA11 9HE

- No onward Chain
- Tenure - leasehold
- First floor flat with open views
- EPC rating - D
- Allocated parking space
- Council tax - Band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

Macadam Way stands at the head of the Voreda Park development, a popular and conveniently situated residential estate in a sought after area of the town. 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, 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 at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

A well presented, one bedroomed, first floor flat occupying an elevated position overlooking Penrith and to the fells beyond.

73 Macadam way offers immaculate accommodation which briefly comprises: open plan lounge/kitchen, one double bedroom and a shower room.

The property also benefits from a private parking space, shed and garden area.

ACCOMMODATION

Entrance

The property is accessed via a private, part glazed, uPVC entrance door with stairs up to the accommodation.

Hallway

With doors to bedroom and shower room and glazed, French doors giving access to:-

Open Plan Living/Dining/Kitchen

4.52m x 4.68m (14' 10" x 15' 4") max. A bright, open plan, living space with two windows enjoying open views. Spotlighting, wall mounted electric radiator and ample space for a large sofa. The kitchen area is fitted with a good range of wall and base units with complementary work surfacing, breakfast bar, tiled splash backs and stainless steel sink/drain unit with mixer tap. Built in oven and hob with extractor fan over, integrated fridge freezer and space/plumbing for under counter washing machine.

Double Bedroom

2.64m x 3.65m (8' 8" x 12' 0") Front aspect, double bedroom with wall mounted radiator, built in wardrobes and additional built in cupboard over the stairs.

Shower Room

Fitted with three piece suite comprising shower in cubicle, WC and wash hand basin on vanity storage unit.

EXTERNALLY

Allocated Parking

The property has the benefit of one allocated parking space situated to the front.

Garden & Shed

Small, easy to maintain, garden area which is laid to lawn and provides space for a washing line if desired. Useful shed with power supply.

ADDITIONAL INFORMATION

Tenure & Charges

The property tenure is leasehold with a term of 999 years from 1st January 1978.

We understand that no ground rent or service charge applies.

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, water & drainage; electric radiators installed; double glazing installed throughout. 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 past the former Co-op in Burrowgate and the bus station in Sandgate and then turn left at the first mini-roundabout into Meeting House Lane. Continue straight across the next mini-roundabout (at the foot of Wordsworth Street), and past the right turns into Croft Avenue, Graham Street and Field House Gardens. Take the next turning to the right into Macadam Way and proceed to the very top of the hill. Follow the road around to the right and continue to the lower buildings.

