

Cumbrian Properties

Flat 30, Woodlands, Bridge Lane, Penrith



Price Region £95,000

EPC-C

Retirement ground floor flat | Popular development

Open plan living | 1 bedroom | 1 bathroom

Local Occupancy Clause & Age Restrictions apply | Market town

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A one bedroom ground floor retirement flat conveniently located close to the main entrance within this popular development. Internally the property is well presented throughout and provides easy to maintain accommodation briefly comprising spacious hallway, open plan living/dining/kitchen, one bedroom and a “Jack & Jill” wet room.

Woodlands is situated in the heart of the town and boasts a residents lounge, restaurant, hair salon, plenty of parking and beautifully presented communal gardens. The block is staffed 24 hours per day and would suit those looking to retain full independent living and be part of an active community. Penrith is a popular market town with lots of local amenities including shops, restaurants, banks, doctors surgeries, railway station, leisure facilities and offers easy access to the A66, M6 and the Lake District National Park.

Local Occupancy and age restrictions apply.

The double glazed accommodation with underfloor heating throughout and approximate measurements briefly comprises:

ENTRANCE HALLWAY Storage cupboard, doors to wet room, bedroom and open plan living/kitchen.

OPEN PLAN LIVING KITCHEN (18'5 x 15'2 narrowing to 10'6)

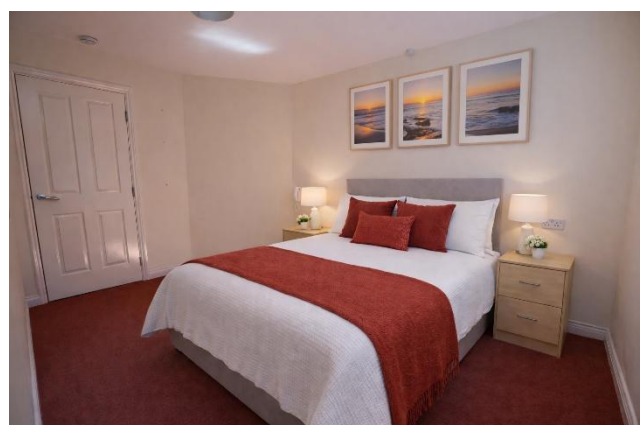
Kitchen area – Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, tiled splashbacks, free standing fridge/freezer, fitted oven and hob with extractor hood over. UPVC double glazed window to the side and open plan onto the living area.

Living area – Entry phone system and UPVC double glazed window to the rear overlooking the communal gardens.



OPEN PLAN LIVING KITCHEN

BEDROOM (13'6 x 11') UPVC double glazed window to the rear overlooking the communal gardens, fitted wardrobes, entry phone and door to the wet room.



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WET ROOM (13'6 x 5'6) Wall mounted shower, tiled walls, low level WC, wash hand basin with tiled splashback and door leading out to the entrance hallway.



WET ROOM

OUTSIDE Communal gardens to the rear of the property.



COMMUNAL GARDENS

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TENURE We are informed the tenure is Leasehold. 125 years from and including 1st September 2008.

COUNCIL TAX We are informed the property is in tax band A.

OCCUPANCY Suitable for one or two people.

Services & Property Information Please note that MHA (Methodist Housing Association) is required to ensure that any intending buyer falls within the criteria of a qualifying person, as defined by the lease. As such, an assessment will be required with the Housing Manager, an assessment form completed and written consent given by MHA.

Local Occupancy A local occupancy & age restrictions apply to the property – details available from our office.

Monthly Charges 1/4/25 - 31/3/26:

Service charge - £558.70 PCM (This covers communal cleaning & maintenance, external window cleaning, water & sewerage, building insurance & estate management. It includes the costs of heating and water for the apartment and heating, lighting, and water for communal areas. This service charge also includes all management and staff costs for the scheme, a duty officer on site 24/7 and an emergency call system. The service charge is payable monthly in advance.

Total - £558.70

Other costs

A personal TV license will still be required for individual.

Contingency fund contribution A contribution to the Contingency fund is payable on sale or transfer of ownership. The fund covers spending for the repair or renewal of communal areas, roofs, lifts etc. The contribution is 1% of the 'open market value' at the point of sale/transfer, for each year or part-year of ownership. This is paid by the seller.

Buyer Information:

MHA administration fees will be payable by the buyer as follows:

Approval of Deed of Covenant: £90 plus VAT

Notice of Assignment fee: £90 plus VAT

Land Registry Certificate fee: £90 no VAT

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.

