

# Cumbrian Properties

7 Clifford Close, Penrith



**Price Region £120,000**

**EPC-C**

First floor flat | Off-street parking space  
1 reception | 2 bedrooms | 1 bathroom

Well-presented | Ideal FTB/BTL investment | No onward chain

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

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This two double bedroom first floor flat is well presented throughout. The gas central heated and double-glazed property briefly comprises, entrance hall, staircase, fitted storage, lounge, dining kitchen, inner hall, two double bedrooms and three-piece bathroom. The property benefits from off street parking and is sold with no chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance to the first floor flat leads into the entrance hall.**

**ENTRANCE HALL** Staircase to the first floor.

### **FIRST FLOOR**

**LANDING** Storage cupboard and door to the lounge and dining kitchen.

**LOUNGE (13' x 13')** Double-glazed UPVC window to the rear, radiator, fireplace, access to the dining kitchen and door to the inner hallway.



LOUNGE

**DINING KITCHEN (17' x 9')** Fitted kitchen with wall and base units incorporating stainless steel sink, freestanding oven with four burner gas hob and extractor above and plumbing and space for washing machine. Tiled splashback, UPVC double glazed window to the front, radiator, built-in shelved storage and the Worcester boiler



DINING KITCHEN

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DINING KITCHEN

**INNER HALLWAY (6' x 5')** Built-in storage, doors to both bedrooms and the family bathroom.

**BEDROOM 1 (13' x 9'5)** Double glazed UPVC window to the rear and a radiator.



BEDROOM 1

**BEDROOM 2 (12' x 7')** Double-glazed UPVC window to the side and a radiator.



BEDROOM 2

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**FAMILY BATHROOM (6'5 x 6')** Three piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and WC. Tiled splashback and a radiator.



FAMILY BATHROOM

**OUTSIDE** The property has an off-street parking space.

**TENURE** We are informed the tenure is Leasehold. 148 years remaining.

**SERVICE CHARGE** £60.43 per month.

**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.

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