PFK

Apartment 7, 20 Manor Park, Carleton, Penrith, Cumbria CA11 8BF

Guide Price: £299,950

LOCATION

Carleton Manor Park is an exclusive development of forty four luxury homes, situated to the east fringe of the vibrant gateway town of Penrith. This desirable development stands in a tucked away position with stunning views to the Pennines and Lake District fells. With easy access to the town and just a stone's throw away from the surrounding countryside and the Lake District National Park, Carleton Manor Park walks perfectly between two paths, the perfect retreat with everything on its doorstep.

PROPERTY DESCRIPTION

An opportunity to acquire a beautiful two bedroom, penthouse-style top floor apartment with no onward chain.

Apartment 7 is situated in the main building which faces open, private grounds yet sits within its own well maintained gated plot. Accessed through the ground floor entrance lobby with it's tastefully presented décor and stairs and lift to all floors. The apartment is spacious and offers a beautifully presented contemporary design throughout.

Accommodation briefly comprises a large triple aspect open plan living room and well equipped kitchen, two king sized bedrooms, a principal ensuite and luxurious family bathroom. Heating comes in the form of an efficient underfloor heating system, with each room having it's own individual digital thermostat.

Externally there is a good sized single garage and allocated parking, all of which is accessed via electric gates which lead into the rear of this development. To the front of the property lies an established garden with a delightful lawn and patio area, which can be enjoyed by the occupants.

With no detail overlooked, this wonderful property would lend itself to a range of buyers and provides spacious, bright and well-equipped accommodation with high specification facilities throughout. Constructed to the highest standards by the highly reputable Cumbrian Homes, this stunning estate forms one of the last developments built by this local firm. The property is being sold with no onward chain by a motivated seller.

ACCOMMODATION

Ground Floor Entrance

The block is accessed via a secure part-glazed uPVC door which opens into the communal hallway with automatic lighting. Located here are the post boxes for the flats, stairs and lifts to all floors.

APARTMENT 7

Entrance Hall

Spanning almost the length of the property with Karndean flooring throughout, temperature control panel, alarm control point, smoke alarm sensor, utility cupboard housing the consumer units. At the end of the hallway is the open plan living room / kitchen.

Living Room Area

6.45m x 4.98m (21' 2" x 16' 4") With dual aspect sash and case windows, multimedia panel point and thermostat control panel. Open plan to the kitchen area.

Kitchen Area

3.53m x 3.51m (11' 7" x 11' 6") Fitted with a range of matching wall and base units in a high gloss white finish with complementary black granite work surfacing incorporating an inset Franke sink and drainer with chrome mixer tap and inset electric hob. Cupboard housing wall-mounted Worcester boiler. Integrated appliances include dishwasher, washing machine, oven and fridge freezer. Dual aspect sash and case windows, Karndean flooring, under pelmet and LED lighting.

Principal Bedroom

4.39m x 3.96m (14' 5" x 13' 0") A carpeted double bedroom with two sash and case windows, telephone point, TV and satellite points, heating control panel and pendant lighting.

En Suite

3.07m x 2.29m (10' 1" x 7' 6") Part-tiled en suite fitted with a three piece suite comprising a tiled walk-in shower enclosure with water heating control pad, Kohler wall-hung WC and Kohler wall-hung wash hand basin and in-built vanity unit. Chrome towel rail, wall-mounted mirror with built-in LED digital clock. Shaver point, LED lighting and extractor fan.

Bedroom 2

5.16m x 3.91m (16' 11" x 12' 10") A carpeted double bedroom with sash and case window. TV and satellite points and heating control panel.

Family Bathroom

2.64m x 2.29m (8' 8" x 7' 6") A part-tiled bathroom fitted with a three piece suite comprising Kohler bath with mains shower over, wall mounted Kohler WC and wall-mounted Kohler wash hand basin in a vanity unit. Chrome towel radiator, extractor fan, wall-mounted mirror with built-in LED digital clock.

EXTERNALLY

Gardens and Parking

The property benefits from allocated parking for one car. To the front of the building is a communal garden the upkeep for which is covered within the service charge.

Garage

A large generously-sized garage with power, lighting and remote control up-and-over garage door.

ADDITIONAL INFORMATION

Leasehold and Service Charge

The leasehold has 997 years remaining. Service charge is circa £1800 per annum which includes the buildings insurance and estate maintenance along with lift service and cleaning of the communal areas.

Referrals and Other Payments

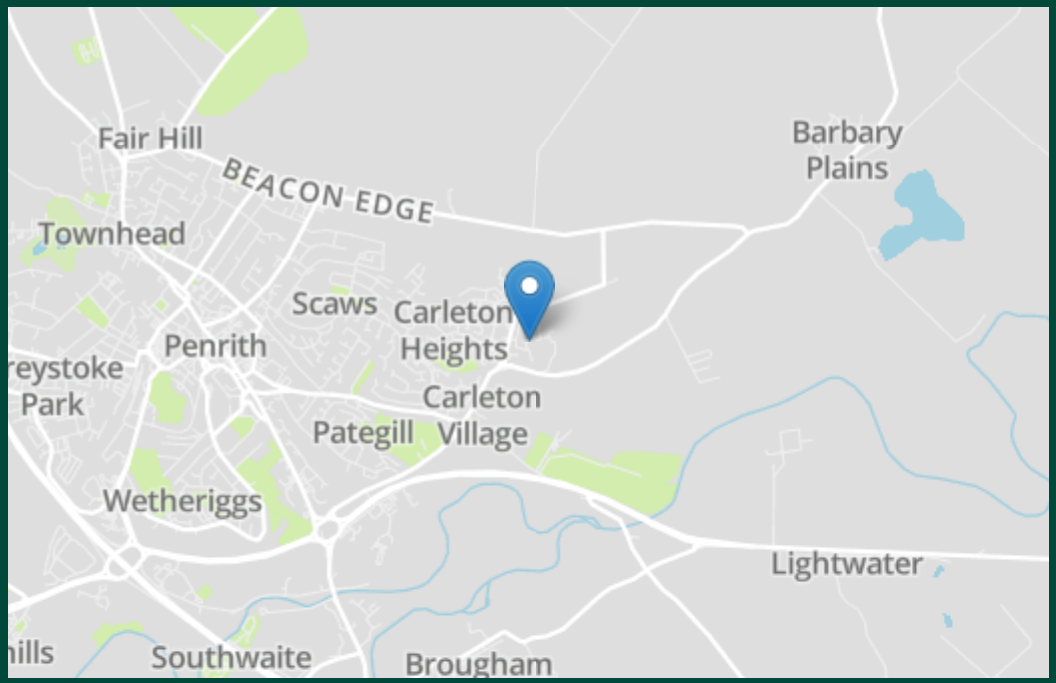
PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2020 was £210.54; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

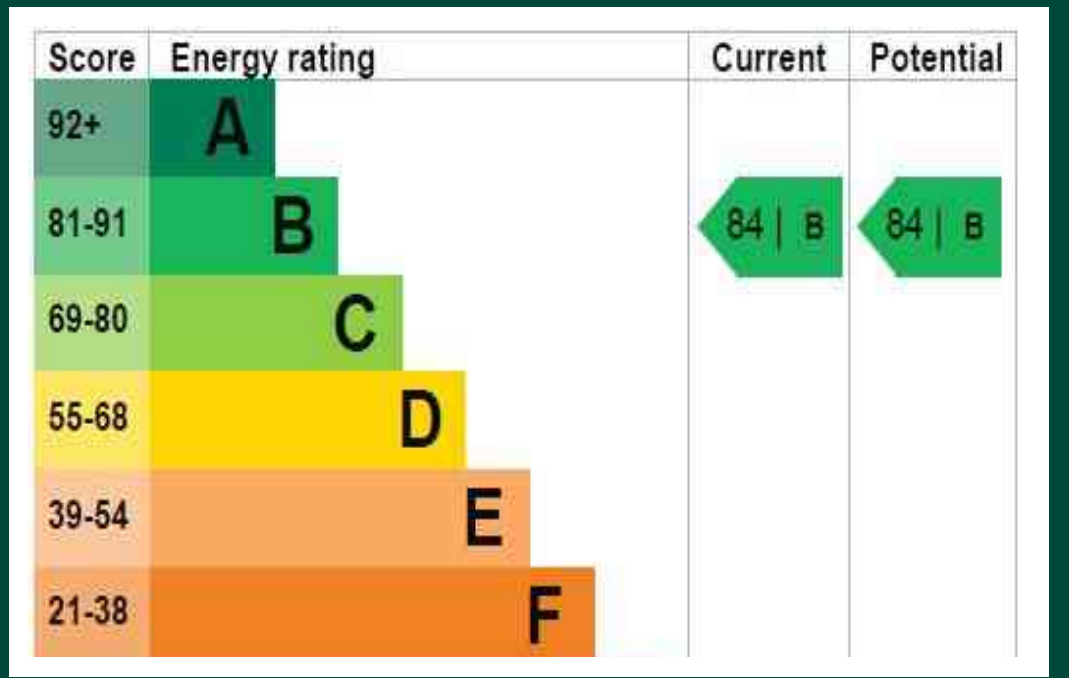
SALE DETAILS

Services: Mains water, electricity, gas and drainage. Efficient under floor heating throughout, with digitally controlled zones. Alarm sensors throughout. Sash and case double glazing. 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. The building also has a clause restricting pets from living at the property and being used as a holiday let.

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. Follow the road right and around the bend. At the end you will come to a green and a gated entrance to the right. Head through the gate and park in the bay indicated by "7".





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