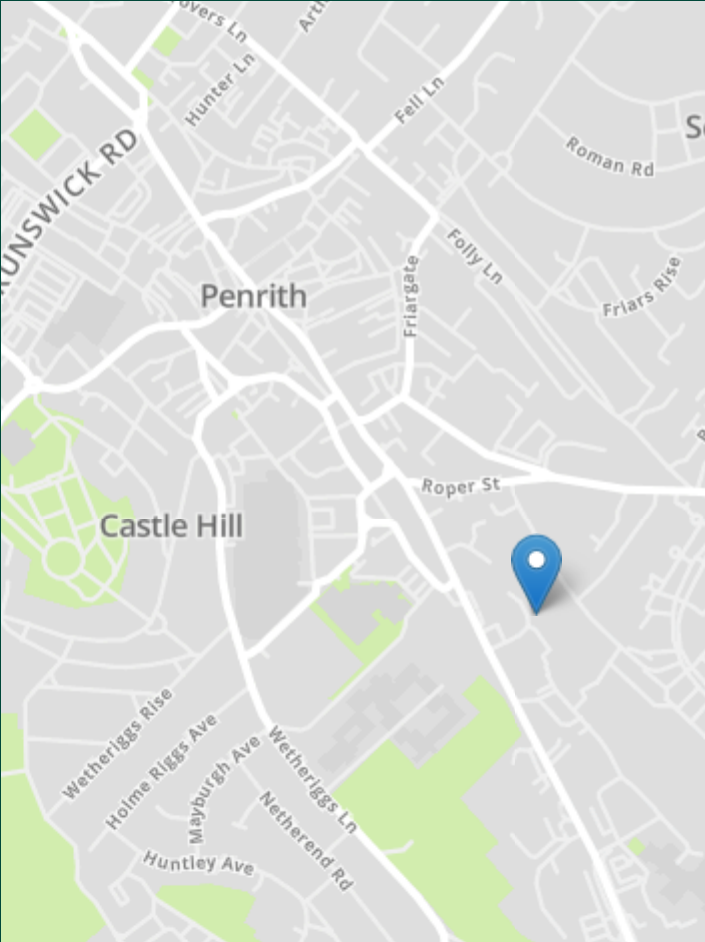


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



PFK

Guide Price: £120,000



Flat 11 Tynefield Court, Bridge Lane, Penrith, Cumbria, CA11 8HJ

- Excellent 2 bed apartment
- Parking space
- Council tax band B
- Ground floor
- Convenient location near amenities
- EPC rating D
- Communal gardens and drying area
- Tenure: Leasehold

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;  
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LOCATION

Tynefield Court is conveniently located within Penrith, just off Bridge Lane allowing for easy access into and out of the town. All town centre amenities are within a comfortable walking distance.

PROPERTY DESCRIPTION

11 Tynefield Court is a well presented, spacious ground floor apartment in a most convenient location. Externally, there is private, offroad parking for residents available nearby and to the rear of the building there are communal gardens and a drying area.

This excellent property would cater well as a first time home or potentially a buy to let investment, having being successfully let for a number of years. Briefly comprising entrance hall, bathroom, two bedrooms, generous living area and kitchen. Benefitting from recently replaced UPVC double glazing throughout and an outlook over the well maintained gardens to the rear.

ACCOMMODATION

Entrance Hall

Accessed from the communal entrance via part glazed wood front door. With electric heater, doors to all rooms and double cupboard housing the consumer unit and providing space for a cloaks area.

Shower Room

Fitted with three piece suite comprising tiled shower cubicle with electric shower, wash hand basin and WC, tiled splashbacks, extractor fan, wall mounted fan heater and laminate flooring.

Living/Dining Area

4.5m x 4.1m (14' 9" x 13' 5") Generous in size, a lovely bright dual aspect reception room with wall mounted electric heater and sliding door leading to the kitchen.

Kitchen

2.3m x 2.7m (7' 7" x 8' 10") (approx measurements) An L shaped kitchen fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Full height fridge freezer, undercounter washing machine and freestanding cooker, shelved cupboard housing the hot water cylinder, Economy 7 panel for water heating, wall mounted heater, laminate flooring and front aspect window.

Bedroom 1

3.4m x 3.6m (11' 2" x 11' 10") Rear aspect double bedroom with wall mounted electric panel heater and laminate flooring.

Bedroom 2

2.8m x 2.4m (9' 2" x 7' 10") Rear aspect bedroom with views over the communal green area, wall mounted electric panel heater and laminate flooring.

EXTERNALLY

Private, offroad parking for residents is available nearby.

ADDITIONAL INFORMATION

Leasehold Information

Lease is 999 years from 29 September 1987. Annual service charges payable from 01/01/22 to 31/12/22 are £660.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

**Services:** Mains electricity, water and drainage. Electric heating and recently replaced UPVC double glazing installed. Telephone line installed subject to BT regulations. 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.

**Viewing:** Through our Penrith office, 01768 862135.

**Directions:** From Devonshire Street heading south out of Penrith on Bridge Lane, at the Shell petrol station take the next left on to Tynefield Court.

