

Cumbrian Properties

10, Dutton Lodge, Roper St, Penrith



Price Region £285,000

EPC-B

Ground floor apartment | Residents lounge & complex manager
1 reception | 2 bedrooms | 1 bathroom
Communal gardens & parking | 24 hour emergency call system

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 10 DUTTON LODGE, ROPER STREET, PENRITH

An attractively priced two bedroom ground floor apartment located within the exclusive Churchill Retirement Living Development conveniently located in the heart of Penrith. Offering a safe and secure environment, Churchill are an award winning company who specialise in providing apartments to those looking to enjoy a sociable active lifestyle in their retirement. A House Manager is on hand to oversee the property, private parking and landscaped gardens complete this highly desirable property. Apartment 10 provides easy to maintain accommodation briefly comprising of entrance hall, four storage cupboards, cloakroom/WC, shower room, two double bedrooms with fitted wardrobes, modern fitted kitchen with integrated appliances and a spacious lounge with private access to a patio seating area and communal gardens. Dutton Lodge is situated along Roper Street with all main facilities within easy reach including the Leisure Centre, Post Office, supermarkets, doctors surgery and hospital.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALLWAY Four storage cupboards (one housing the electrics), airing cupboard, electric radiator, Care line, heating controls and doors to all rooms.

CLOAKROOM/WC Low level WC, wash hand basin with tiled splashback and electric heated towel rail.



CLOAKROOM/WC

DINING LOUNGE (24'4 max x 10'5 max) Storage cupboard, electric radiator, electric fire, door to kitchen and UPVC double glazed door leading out to the garden.



DINING LOUNGE

3/ 10 DUTTON LODGE, ROPER STREET, PENRITH

KITCHEN (9' x 7'7) Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, tiled splashbacks, integrated fridge/freezer, built in oven and electric hob with extractor above. Integrated washer/dryer and UPVC double glazed window to the side.



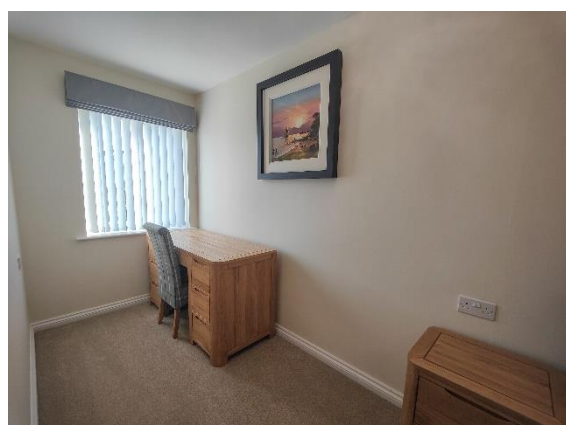
KITCHEN

BEDROOM 1 (11'5 x 9'3) Fitted wardrobes with mirror fronted sliding doors, electric radiator and UPVC double glazed window to the side.



BEDROOM 1

BEDROOM 2 (11'6 narrowing to 8'3 x 9'2 narrowing to 5') Built in wardrobes with mirror fronted sliding doors, electric radiator and UPVC double glazed window to side.



BEDROOM 2

4/ 10 HUTTON LODGE, ROPER STREET, PENRITH

SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and wash hand basin over vanity unit. Electric heated towel rail and tiled walls.



SHOWER ROOM

OUTSIDE Communal gardens and patio area, scooter and bike store.

DUTTON LODGE FACILITES



RESIDENTS LOUNGE



COMMUNAL PARTIO AREA



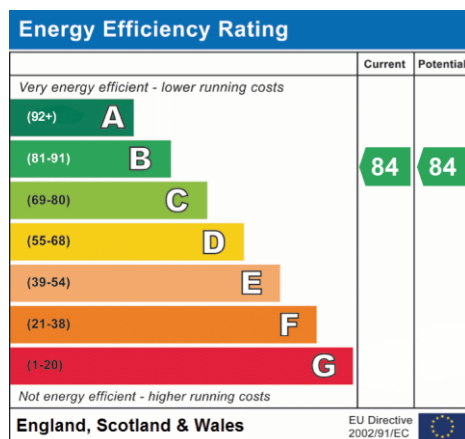
SCOOTER AND BIKE STORE

5/ 10 DUTTON LODGE, ROPER STREET, PENRITH

TENURE We are informed the tenure is Leasehold – terms to be confirmed

COUNCIL TAX We are informed the property is in tax band C

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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

