

Cumbrian Properties

Apt 31 Newton House, Penrith



Price Region £133,500

EPC-B

Purpose built modern apartment | Lift served
Open plan living/dining kitchen | 2 bedrooms | Wet room
Communal gardens | Local Occupancy & age restrictions apply

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2/ APARTMENT 31, NEWTON HOUSE, PENRITH

Newton House is set in a convenient location with easy access to the stunning Lake District. Situated in this purpose-built, lift-served block of apartments, a two bedroom first floor property offering open plan living dining/kitchen, two bedrooms and a Jack & Jill wet room. Newton House is situated just under a mile from Penrith town centre with a local bus service running from Newton House. Staffed 24 hours a day and offers various care packages to suit the needs of each individual while still having the option to retain full independent living and be part of an active community. With a range of facilities for both residents and visitors including restaurant, residents lounge, hair salon incorporating beauty treatments, laundry, assisted bathing suite, en-suite guest room, buggy store, communal garden with outdoor seating areas and a range of social activities on site. Local Occupancy and age restrictions – a local occupancy applies to the property and any prospective purchaser must be 65 years of age or 55 with a care need. The local occupancy requires a 3 year residency in Cumbria, i.e. the resident or the supporting family.

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

Entry via apartment door into entrance hallway.

ENTRANCE HALLWAY Opening into the living dining/kitchen, video intercom entry system, storage cupboard and doors to bedrooms and wet room.



ENTRANCE HALLWAY

OPEN PLAN LIVING / DINING / KITCHEN (24' max x 10'3)

Radiator and UPVC double glazed door opening onto the Juliette balcony.

Fitted kitchen with a 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks and upstands, four ring electric hob with splashback and extractor above, eye level integrated oven, plumbing for washing machine and space for fridge/freezer. Ceiling spotlights and wood effect flooring.



OPEN PLAN LIVING / DINING / KITCHEN

3/ APARTMENT 31, NEWTON HOUSE, PENRITH



OPEN PLAN LIVING / DINING / KITCHEN

BEDROOM 2 (10' x 7') UPVC double glazed window, radiator and door to storage cupboard housing the Vaillant boiler.



BEDROOM 2

BEDROOM 1 (14'7 x 11'3) UPVC double glazed window, radiator and door to “Jack & Jill” wet room.



JACK & JILL WET ROOM (9'8 x 8') Mains shower, low level WC, wall mounted wash hand basin, part tiled walls, non-slip flooring, towel rail radiator, ceiling spotlights, emergency pull cord and heated mirror.

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JACK & JILL WET ROOM

COMMUNAL FACILITIES Residents lounge, restaurant, hair salon incorporating beauty treatments, laundry, assisted bathing suite and communal garden with outdoor seating areas. Newton House provides guest room with en-suite facilities for visitors to use.

NOTES

TENURE We are informed the tenure is Leasehold – 999 year Assignable Lease from 1st April 2021. 75% ownership – 25% is owned by Housing 21, no rent required for this portion.

LOCAL OCCUPANCY CLAUSE AND AGE RESTRICTIONS APPLY

LOCAL OCCUPANCY - Local occupancy requires the purchaser or supporting family to provide evidence of living or working within the county of Cumbria for three years prior to purchase.

AGE RESTRICTION – Any prospective purchaser must be over 65 years old (or 55 with a care need) and should have a housing need. The property should be their only residence.

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

PETS – Pet friendly – Housing Manager to provide details on individual cases.

ADMIN FEE – On the sale of the property a fixed admin fee of £600 subject to change every April in line with January RPI or 0.5% of the full market value (Fixed nomination fee of £1,300 subject to change every April in line with January RPI or 1% of the sale price whichever is the lowest will apply).

Please be aware as your property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

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ONGOING CHARGES

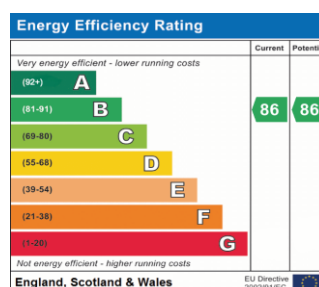
Hourly Care Charge	£21.76 ph Bank Holidays £32.72 ph
Additional Care Costs	To be confirmed by Cumbria County Council
Rent	No rent on 75% shared ownership
Service Charge	£327.97 pcm or £299.27 pcm if deferred
Support Charge (Housing Related)	£17.01 pcm
Management Fee	£559.52 pa (included in the service charge)
Ground Rent	Peppercorn
Utility Bills (Gas & Water)	Not applicable
Core Support Charge	£31.68 per week
Buildings Insurance	Included in the service charge
Contents Insurance	Residents are encouraged to obtain their own contents insurance
TV License	Responsibility of resident directly with TV licensing the communal license is renewed
Telephone / Internet	Residents are to liaise with chosen supplier directly
TV	Residents are to liaise with chosen supplier directly – central satellite dish – SKY Q
Laundry Room Facilities	All inclusive

HOUSING 21 – PROSPECTIVE PURCHASER INTERVIEW

Any prospective purchaser has to attend a Housing 21 purchaser interview with the Court Manager at the Scheme. This includes completion of a Property Sales Application Form, a copy of which can be obtained by contacting the Home Ownership Team.

This interview is Housing 21's opportunity to provide full information to the prospective buyer about living at the property, charges and related costs of the apartment and also to confirm our consent as suitable for independent living with Housing 21. Following this interview, we shall confirm to the Vendor that the proposed buyer has been approved and can proceed with the sale.

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.



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COMMUNAL LOUNGE & DINING AREA



COURTYARD