

Cumbrian Properties

7 Tun House, Brewery Lane, Penrith



Price Region £66,000

EPC-

Second floor apartment | 40% shared ownership
Open plan living | 2 double bedrooms | 2 bathrooms
Central location | Off-street parking

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40% SHARED OWNERSHIP. This two-double-bedroom, two-bathroom, second-floor apartment is sold on a 40% shared ownership basis and situated in the heart of Penrith. The property is neutrally decorated throughout and briefly comprises secure communal entrance, staircase to the second floor, entrance hall, open plan dining lounge and fitted kitchen with integrated appliances. Two double bedrooms with ensuite shower room to the master, three piece family bathroom and additional walk-in storage cupboards. Externally, the property benefits from off-street parking for one vehicle. The property has a central location in the heart of Penrith close to many local amenities including shops, cafes and restaurants and with good transport links.

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

Entrance to the building is through a secure intercom system leading to the communal entrance hall with staircase to the 2nd floor.

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (23' x 12') Double glazed timber framed sash window to the side, radiator, telephone visitor intercom system, two walk-in storage cupboards, two bedrooms, bathroom and open-plan dining lounge & kitchen.



ENTRANCE HALL

OPEN-PLAN DINING LOUNGE & KITCHEN (22' x 19') Double glazed timber framed sash windows to the rear and to the side and two radiators.

KITCHEN Fitted kitchen incorporating a mixture of wall and base units, complimentary worktops with breakfast bar seating area, 1.5 sink and drainer with mixer tap, electric oven and grill with four burner electric hob, tiled splashback and extractor hood above, and integrated fridge and freezer.



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OPEN PLAN DINING LOUNGE & KITCHEN

BEDROOM 1 (13' x 12') Double glazed timber frame sash window to the rear, built-in wardrobes, radiator, and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'5 x 8) Three piece suite comprising shower cubicle, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail, frosted double glazed timber frame sash window to the side and tiled flooring.

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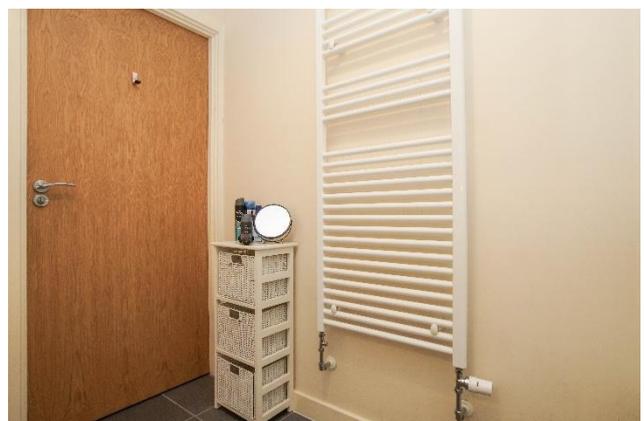
EN-SUITE SHOWER ROOM

BEDROOM 2 (15'5 x 8'5) Double glazed timber frame sash window to the rear and radiator.



BEDROOM 2

BATHROOM (8' x 6') Three piece suite comprising shower over panelled bath with mixer tap, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail and tiled flooring.



BATHROOM

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OUTSIDE Externally the property has off-street parking for one vehicle.

TENURE We are informed the tenure is Leasehold.
40% shared ownership with Riverside. Rent £258.18 pcm. Service Charge £252.16 pcm.

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.

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