

Cumbrian Properties

8 Applerigg, Penrith



Price Region £180,000

EPC-C

Ground floor flat | Sought after location

1 reception | 2 double bedrooms | 1 bathroom

Parking & communal gardens | Ideal FTB/BTL investment

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2/ 8 APPLERIGG, LOWTHER STREET, PENRITH

This well presented ground floor flat in a sought after area is currently a successful buy to let investment and would also make an ideal first time buy. This double glazed and gas central heated property briefly comprises a spacious lounge and kitchen, two double bedrooms and a modernised bathroom. Externally, there are two separate entrances to the property with private parking and communal gardens to the rear. Close to many local amenities in the heart of Penrith, the property is sold with no onward chain.

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

Entrance via glazed solid wooden door through to the lounge.

LOUNGE (22' x 16'3) Double glazed bay window to the front, two radiators and doors to the kitchen and rear hallway.



LOUNGE

KITCHEN (12' x 7') Fitted kitchen with a mixture of wall and base units incorporating four ring gas hob with extractor hood above and oven below, space and plumbing for washing machine, space for freestanding fridge freezer, sink basin with mixer tap, two integrated microwaves. Vinyl flooring, partly tiled walls and splashbacks, Worcester boiler, double glazed window to the side.



KITCHEN

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REAR HALLWAY (11' x 5') Doors to both bedrooms, bathroom, storage cupboard and door to the communal hallway.



REAR ENTRANCE HALLWAY

BEDROOM 1 (13' x 10'7) Double glazed window to the rear and radiator.

BEDROOM 2 (13' x 7') Double glazed window to the rear and radiator.



BEDROOM 1



BEDROOM 2

BATHROOM Three piece white suite comprising sink basin with mixer tap, WC and walk-in shower with glass sliding doors and vinyl splashbacks. Vinyl flooring, partly tiled walls, radiator and double glazed frosted glass window to the side.



BATHROOM

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OUTSIDE To the rear of the property is the communal parking area with one allocated parking space and low maintenance communal gardens.



PRIVATE PARKING

TENURE We are informed the tenure is Leasehold. 999 years from 2001.

GROUND RENT Peppercorn ground rent.

SERVICE CHARGE Service charge £85 pcm.

COUNCIL TAX We are informed the property is 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.

