

Cumbrian Properties

31 Norfolk Place, Penrith



Price Region £92,000

EPC-C

Purpose built flat | First floor
1 reception | 2 bedrooms | 1 bathroom
Parking & garden | No onward chain

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 31 NORFOLK PLACE, PENRITH

An attractively priced two bedroom first floor flat with parking and garden, located in the popular and convenient area of Castletown. Situated within easy reach of the town, train station and supermarkets, this property would make a wonderful first time purchase or viable investment opportunity, providing a yield of circa 7%. Internally, the accommodation briefly comprises entrance hall, lounge, kitchen, bathroom and two bedrooms with built-in wardrobes. This property is sold with no onward chain.

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

Communal entrance and stairs to first floor.
Front door to the vestibule.

VESTIBULE Door to the hallway.

HALLWAY Wood effect laminate flooring, doors to the two bedrooms, bathroom and the lounge.

LOUNGE (14'9 x 12') Wood effect laminate flooring, radiator, UPVC double glazed window to the front and door to the kitchen.



LOUNGE

KITCHEN (9'2 x 6'6) Fitted kitchen incorporating 1.5 bowl sink unit, space for undercounter fridge, space for freestanding cooker, space for washing machine. Partially tiled walls, tile effect flooring, radiator, wall mounted boiler and UPVC double glazed window to the front.



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BEDROOM 1 (12' x 10') UPVC double glazed window to the rear, radiator and built-in wardrobe.



BEDROOM 1

BEDROOM 2 (11'1 x 7'5) UPVC double glazed window to the rear, radiator and built-in wardrobe.



BEDROOM 2

BATHROOM Three piece suite comprising W/C, wash hand basin with tiled splashback, bath with shower overhead. Partially tiled walls, tile effect flooring, radiator and UPVC double glazed window to the side.



BATHROOM

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EXTERNAL To the front, there is allocated parking for one car. To the rear, is a gravelled garden area.



FRONT OF THE PROPERTY & PARKING



REAR GARDEN

TENURE We are informed the tenure is Leasehold. The lease is from 25th January 2016 ending on 30th June 2989 for a term of 973 years. There is 964 years left. Service charge of £70 PCM.

COUNCIL TAX We are informed the property is Tax Band A.

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.

