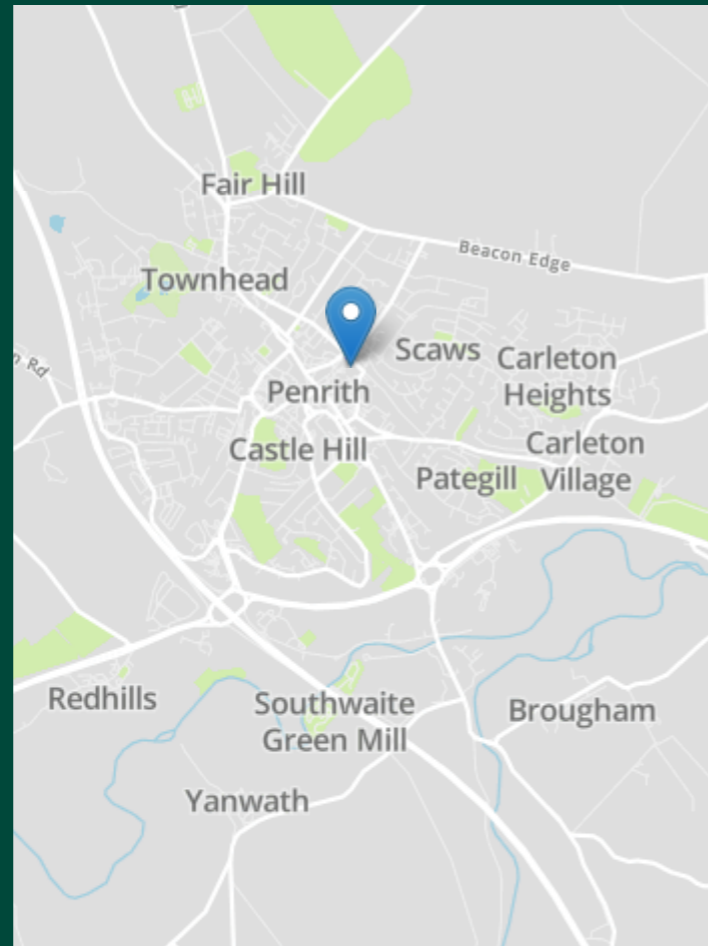


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Bedroom**  
9'4" x 12'3"  
2.87 x 3.76 m

**Kitchen**  
7'0" x 7'9"  
2.14 x 2.38 m

**Wardrobe**  
5'7" x 4'6"  
1.71 x 1.38 m

**Living Room**  
12'11" x 19'6"  
3.95 x 5.96 m

**Bathroom**  
7'1" x 6'0"  
2.18 x 1.85 m

**Hallway**  
9'2" x 3'4"  
2.80 x 1.04 m

3'3" x 2'11"  
1.01 x 0.91 m

**PFK**

Approximate total area\*  
551.68 ft<sup>2</sup>  
51.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Apartment 15 Pele Court, Friargate, Penrith, CA11 7XT

- Immaculate 1 bed apartment
- Over 60's complex
- Conveniently located
- Communal gardens
- Council Tax: Band B
- Tenure: leasehold
- EPC rating B
- Close to town centre

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## LOCATION

Pele Court is located in a desirable and convenient area of Penrith, close to the town centre and within a short walk of all amenities. Penrith is a popular and thriving market town located on the north east fringe of the Lake District National Park. Both the A66 and M6 are easily accessible, as is Penrith railway station which runs on the west coast main line.

## PROPERTY DESCRIPTION

An opportunity to acquire an immaculate one bedroomed, first floor apartment within the exclusive and secure development of Pele Court.

This deceptively spacious apartment is part of the McCarthy & Stone retirement complex, which provides independent living for those over 60. Modern in style and executive in standard, Apartment 15 Pele Court briefly comprises entrance hall, lounge with space for dining table, shower room, bedroom and a well equipped kitchen with a range of integrated appliances.

Communal facilities include the attractive and well established gardens within the heart of the complex, a community lounge where events take place, laundry room, kitchen and lift access to all floors. Parking is available to residents (additional charge applies) and there is also a guest suite that can be used for overnight visitors.

## ACCOMMODATION

### Entrance Hall

Accessed via front door to the apartment. With doors to all rooms and storage cupboard housing the hot water cylinder.

### Lounge

3.95m x 5.96m (13' 0" x 19' 7") A generous reception room with contemporary, wall mounted electric fire, space for a dining table table, electric heater, rear aspect window and door into the kitchen.

### Kitchen

2.14m x 2.38m (7' 0" x 7' 10") Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric hob and fridge freezer with separate electric oven integrated at eye level, extractor fan and rear aspect window.

### Shower Room

Fitted with a three piece suite comprising wetroom style shower with mains shower and glass shower screen, wash hand basin set in a vanity unit and WC. Wall mounted, vertical heated towel rail, tiled walls and flooring.

### Bedroom

2.87m x 3.76m (9' 5" x 12' 4") A rear aspect double bedroom with wall mounted electric heater, large walk in wardrobe.

## ADDITIONAL INFORMATION

### Leasehold Info

The property is leasehold with the lease being granted in 2015 for a period of 125 years.

A monthly service charge of £220.88 is payable and this includes maintenance of the communal areas, buildings insurance and water and electricity usage in the communal laundry room.

There is also an emergency call system installed in each of the apartments with a house manager present in the building.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains electricity, water and drainage. Electric heating, passive ventilation and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Penrith office, 01768 862135.

**Directions:** From our Penrith office continue down King Street. At John Norris turn left on to Old London Road, continue on past Marks & Spencer and Pele Court is situated on the left hand side after the car park.

