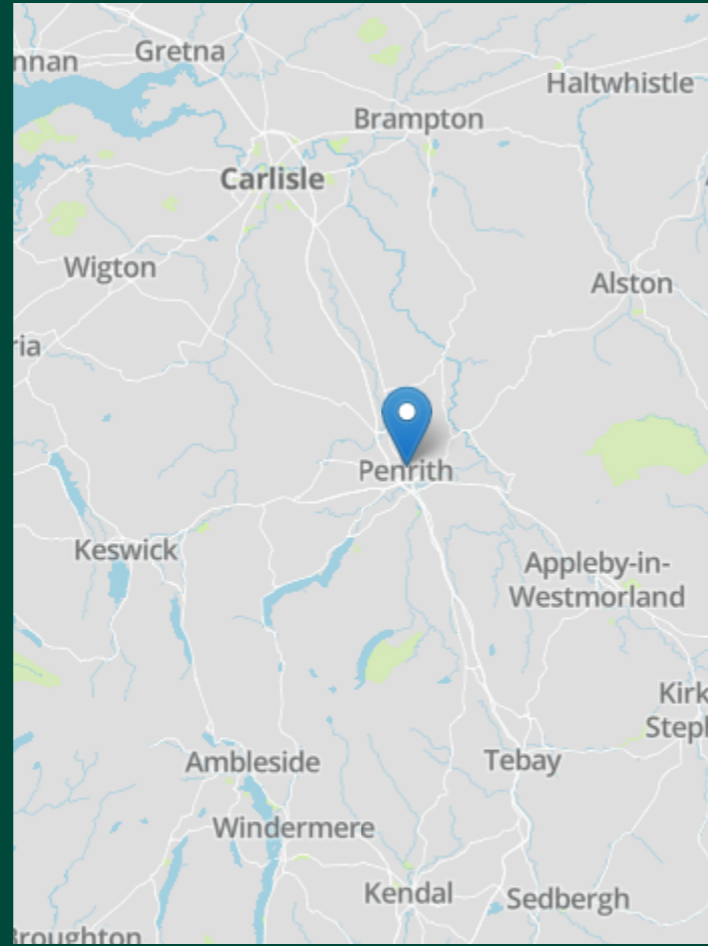


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PFK

Approximate total area⁽¹⁾
770.29 ft²
71.56 m²

(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



6 Albert Court, Brook Street, Penrith, CA11 7XH

- Grade II Listed apartment
- Two bedrooms
- Two bathrooms
- Convenient location
- Private courtyard garden
- Allocated parking space
- Tenure - leasehold
- EPC rating - C
- Council tax - band A

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- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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LOCATION

Albert House is most conveniently appointed within the town of Penrith and can be accessed either from the car park in Brook Street or via the residents main communal entrance in Albert Street. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

A charming and spacious, two bedroomed ground floor apartment, complete with its own garden and allocated parking space.

Most conveniently appointed within the rather handsome, Grade II Listed building of Albert House, this well-proportioned, property has been modernised throughout and provides well laid out accommodation comprising entrance hallway with useful storage cupboards and shelving, superb, open-plan, living-dining-kitchen with direct access to private garden space, two double bedrooms, one with en suite shower room and a separate, fitted bathroom.

There are only six apartments housed within Albert House and this is a great opportunity to acquire one - situated in such a convenient, central position with the terrific advantage of allocated parking, private garden and further, communal courtyard garden to be enjoyed. Early viewing is highly recommended.

ACCOMMODATION

Communal Entrance Hallway

Providing access to the front entrance door of this apartment.

Hallway

With built in storage cupboard, wall mounted shelving and click-lock wood effect flooring.

Bathroom

1.8m x 2.00m (5' 11" x 6' 7") A modern bathroom fitted with three piece suite comprising bath with mains connected shower and fitted shower screen, and WC and wash hand basin set within vanity units. Wall panelling to the bath area, vertical heated towel rail, extractor fan and vinyl flooring.

Bedroom 1

5.9m x 2.8m (19' 4" x 9' 2") approx. to wardrobe fronts. A front aspect, double bedroom with radiator, built in wardrobe with upper level storage cupboards above and further cupboard housing the boiler and meters. Door to:-

En Suite Shower

Fitted with three piece suite comprising large, walk-in, fully panelled shower cubicle with mains connected shower, WC and wash hand basin on vanity unit. Heated towel rail, extractor fan and vinyl flooring.

Bedroom 2

3.2m x 3.0m (10' 6" x 9' 10") A front aspect, double bedroom with radiator.

Open Plan Living/Dining/Kitchen - L Shaped

Approx. 8.3m (27' 3") x 4.5m (14' 9") max., 3.30 (10' 10") min.

This is a beautiful, generously proportioned, L-shaped room with click-lock, wood effect flooring throughout and part glazed, wood door from the living area providing access to the property's private garden. The dining space overlooks both the private and communal gardens. The kitchen area is fitted with a range of wall and base units with complementary worktops and upstands and 1.5-bowl stainless steel sink/drain unit with mixer tap. Integrated appliances include eye-level oven, hob with extractor fan above, dishwasher and under counter fridge. There is also space/plumbing for a washing machine.

EXTERNALLY

Parking

The property has one designated parking space.

Private Garden

The apartment benefits from a private, garden area incorporating flower borders, decorative chipped area and block paved patio - the garden is walled to two sides, a lovely suntrap space which can also be accessed from the living area of the apartment.

Communal Areas

There is a communal garden and generous courtyard space.

ADDITIONAL INFORMATION

Tenure & Charges

Tenure: leasehold with a term of 999 years from 1st January 1991. Ground rent: £10.00.

We understand that Albert Court Management Association is managed, as appropriate, by residents and that an annual service fee circa £1,000 to £1,200 is payable by each resident.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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, gas, water & drainage; gas central heating; double glazing installed throughout; telephone connection installed subject to BT regulations. The apartment also benefits from a mains fire alarm system located in the communal area and connecting to the flats and newly fitted, sprinkler system within the communal and stairway areas. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: On foot from PFK Penrith office turn left into Middlegate and take the second turning to the right into Queen Street. Once on Queen Street, take the first right and then the first left. Proceed through the car park (which is the car park for Albert House) and take a right where you will approach the gardens. Continue along the path and the property is the last one on the left hand side.

