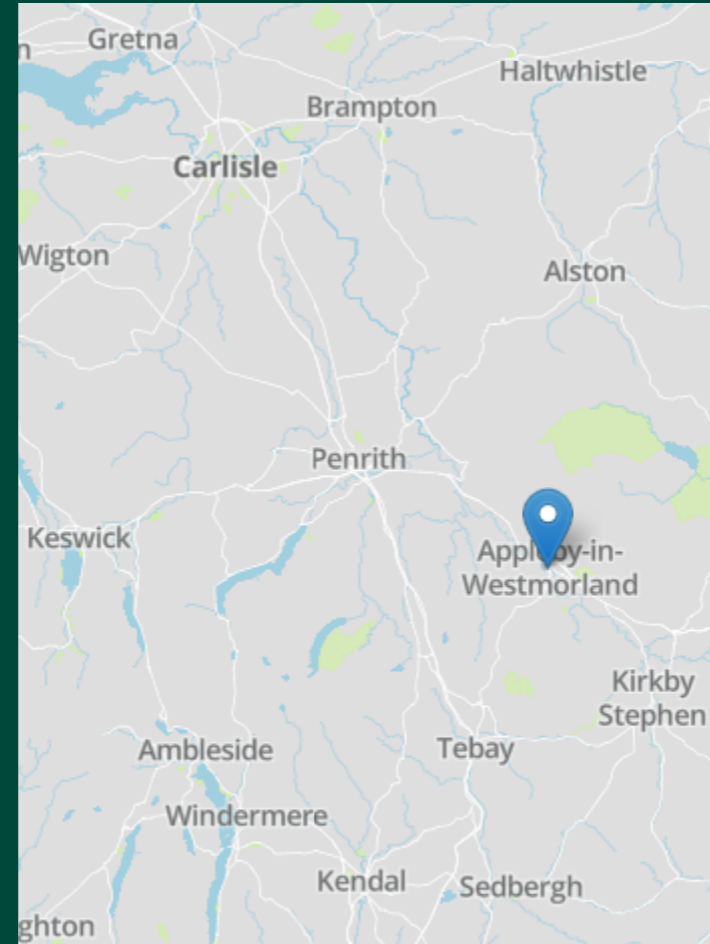


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



4 Murton View, Appleby-in-Westmorland, Cumbria, CA16 6RF

- One bed ground floor apartment
- Well proportioned
- Conservatory
- Private parking
- Generous garden
- Council Tax: Band A
- Tenure: leasehold
- EPC rating D

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LOCATION

Appleby is an historic market town located just 14 miles south-east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

A superb one bedroom, ground floor apartment, newly renovated and located in the desirable area of Murton View. Well proportioned throughout, this property would lend itself as a buy to let or as a first time buyer home.

Conveniently located for the towns amenities and with a sizeable conservatory overlooking the garden, there is a lot to like about this deceptive home which is well presented throughout.

With a pleasant front aspect living room, the accommodation also comprises a stylish kitchen, double bedroom, contemporary bathroom, conservatory and excellent storage cupboard, all of which is complemented by a generous side to rear garden and offroad parking. This property certainly lends itself to a variety of buyers, especially those looking to acquire their first home or a buy to let investment.

ACCOMMODATION

Entrance Hall

The property is accessed via a UPVC part glazed front door leading into the hallway with a useful built in cupboard and doors to the living room and the bathroom.

Bathroom

2.2m x 1.7m (7' 3" x 5' 7") Fitted with a newly installed, white three piece suite comprising bath with shower over, WC and wash hand basin. Tiled walls, radiator and wood effect flooring.

Living Room

3.35m x 4.4m (11' 0" x 14' 5") A front aspect reception room with space for dining facilities, radiator and doors leading to the kitchen and the bedroom.

Kitchen

2.33m x 3.13m (7' 8" x 10' 3") A stylish kitchen, fitted with a good range of wall and base units with complementary work surfacing incorporating white sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with hob and extractor over, space for washing machine and under counter fridge, wall mounted central heating boiler, radiator, rear aspect window and part glazed UPVC door into the conservatory.

Conservatory

3.5m x 3.1m (11' 6" x 10' 2") A generous room with glazing to two sides and privacy panel to the third, double patio doors leading down to the rear garden via wooden steps.

Bedroom

3.2m x 3m (10' 6" x 9' 10") A rear aspect double bedroom with radiator.

EXTERNALLY

Gardens and Parking

To the front of the property is a low maintenance gravelled area with path leading up to the door. There is offroad parking to the side of the property with gated access to the rear garden which is mainly laid to lawn, bordered with hedging and also benefitting from a timber shed.

ADDITIONAL INFORMATION

Lease Information

The property is leasehold with the lease granted in December 1985 for a period of 999 years.

An annual ground rent of £25 per annum is payable, together with an annual insurance premium of £230 through the management company.

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; Emma Harrison Financial Services – 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, gas, water and drainage. Gas central heating and double glazing installed throughout. 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: From Kemplay Bank roundabout in Penrith, take the A66 heading east and after approx. 12 miles, take the turn off for Appleby. Turn left at the T-junction, signed Appleby, follow the road into the town and with the Grammar School on the right, continue towards the town centre. Turn right to go over the bridge, follow the road round and head up Boroughgate, turning right into Colby Lane. Take the right turn into Glebe Road, following the road round to where it becomes Murton View and No. 4 can be found straight ahead.

