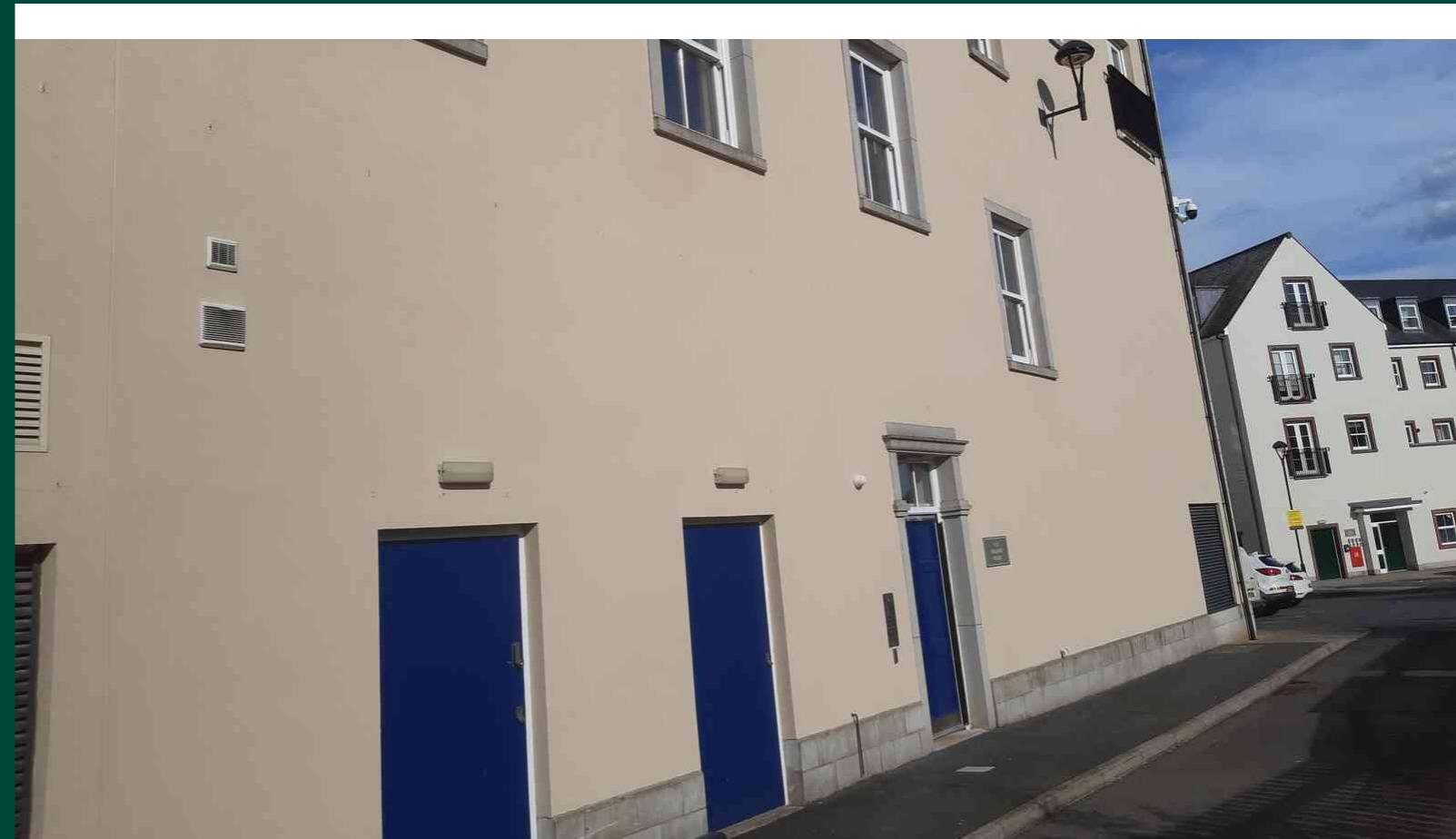
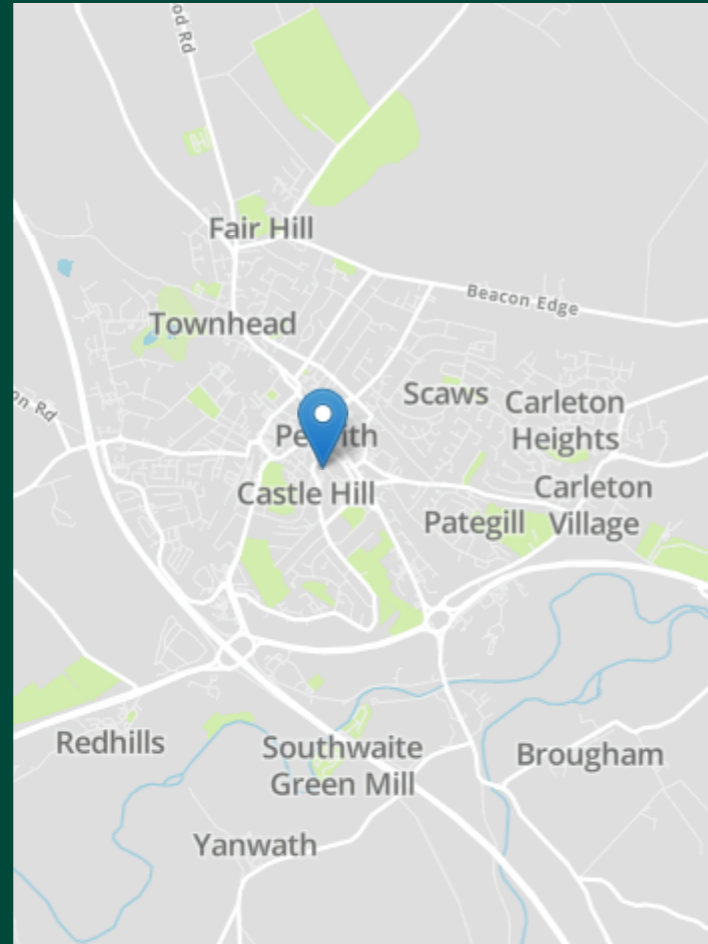


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Enguard House, Champion Way, Penrith New Squares, CA11 7FW

- First Floor One Bed Apartment
- Council Tax - Band A
- Designated Parking
- Leasehold
- Open Plan Kitchen/Living/Dining Area
- EPC rating - D

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- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

The New Squares Development is conveniently situated within the town centre and therefore all amenities are on hand with varied shops, supermarkets, banks, cinema, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station, various bus routes and numerous sports facilities. The M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

PROPERTY DESCRIPTION

Stylish first floor, one bedroom, apartment in immaculate order throughout and situated in the popular New Squares Development within close proximity to all local amenities.

Accommodation briefly comprises spacious entrance hall with generous storage/utility cupboard - which houses the hot water cylinder and benefits from space/plumbing for washing machine, further large, built in storage cupboard, light and impressive open plan kitchen/living/dining room with feature electric fire, bathroom and a large bedroom with built in wardrobes.

The apartment also has the benefit of lift or stair access and a designated parking space.

This property would appeal to a range of buyers including as a first time home, suitable downsize option or is an excellent prospect for investment.

ACCOMMODATION

Entrance Hallway

6.07m x 1.68m (19' 11" x 5' 6") A spacious entrance hall with wall mounted, electric panel heater and generous built in storage/utility cupboard - housing the hot water cylinder and with plumbing for washing machine and built in shelving. Second, large, built in storage cupboard.

Open Plan Kitchen/Living/Dining Area

5.77m x 5.49m (18' 11" x 18' 0") A lovely, bright open plan living space with two large windows to the front elevation. The kitchen area is fitted with a range of wall and base units with matching breakfast bar, complementary work surfaces, tiled splash back and 1.5-bowl sink/drain unit with mixer tap. Built in Lamona ceramic hob and electric oven with stainless steel extractor above, and integrated fridge freezer. The living/dining area has ample space for living and dining furniture, a feature electric fire to one wall and two electric panel radiators.

Bedroom

5.76m x 2.61m (18' 11" x 8' 7") Large, light and airy, bedroom with window to front elevation. Wall mounted, electric panel heater and three, built in wardrobes.

Bathroom

2.72m x 1.72m (8' 11" x 5' 8") Partly tiled bathroom fitted with three piece suite comprising bath with mains plumbed shower over, WC and pedestal wash hand basin with illuminated mirror above. Extractor fan, wall mounted radiator and tiled floor.

EXTERNALLY

Designated Parking Space

ADDITIONAL INFORMATION

Tenure

Tenure - the property tenure is leasehold with the lease running until 21st March 2158.

Charges - Ground rent of £150 per annum applies. A monthly service charge is payable - the figure for 2023/24 was £110 per month, which covers buildings insurance and maintenance of the communal areas. An up to date figures for 2024/25 is awaiting confirmation.

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. Double glazing installed throughout. Electric panel heaters installed. 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 the 'Clock' monument in the town centre, proceed down King Street and onto Victoria Road. Turn right at the traffic lights and follow the road around to the New Squares Development.

