

# Cumbrian Properties

Flat 57, Woodlands, Penrith



Price Region £95,000

EPC-B

Second floor apartment | Purpose built retirement homes  
Open plan kitchen/lounge | 1 bedroom | Wet room  
Local Occupancy Clause & Age Restrictions apply | Lift served

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## 2/ FLAT 57, WOODLANDS, BRIDGE LANE, PENRITH

Local Occupancy and Age Restrictions apply.

Situated in this purpose built, lift served, block of apartments a spacious, one bedroom, second floor property offering well-presented accommodation with underfloor heating, ample parking and offered in good decorative order throughout. The accommodation briefly comprises communal entrance hall with lift and staircase to the second floor, private entrance hall, double bedroom, wet room with plumbing for washing machine and an open plan kitchen/lounge. The property also has use of communal areas and parking. Penrith is a popular market town with a variety of local amenities including shops, restaurants, banks, doctors' surgeries, railway station and leisure facilities and offers easy access to the A66, M6 motorway and the Lake District.

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

**Secure communal entrance door, with key and fob access, into the communal entrance hall.**

**COMMUNAL ENTRANCE HALL** Lift and staircase to the first and second floors.

**FLAT ENTRANCE HALL** Solid wood entrance door and storage cupboard. Doors to bathroom, bedroom, kitchen and lounge.



ENTRANCE HALL

**BEDROOM (11' x 10')** Double glazed window to the front, fitted wardrobes and door to the wet room.



BEDROOM

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**WET ROOM/UTILITY** Comprising vanity unit wash hand basin, WC with concealed cistern and walk-in shower with tiled walls and glass shower screen. Vinyl flooring, double glazed frosted window to the front, wall mounted cupboards and plumbing for washing machine.



WET ROOM/UTILITY

**OPEN PLAN KITCHEN/LOUNGE (18' x 11')**

**KITCHEN AREA** Fitted kitchen incorporating a four ring induction hob with oven below and extractor hood above, tiled splashbacks, plumbing for a dishwasher, space for fridge freezer, double glazed window to the front and storage cupboard.

**LOUNGE AREA** Double glazed window to the front.



KITCHEN AREA



LOUNGE AREA

**OUTSIDE** Communal areas and parking.



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**TENURE** We are informed the tenure is Leasehold. 125 years from and including 1<sup>st</sup> September 2008.

**GROUND RENT** £501.35 per annum.

**GROUND RENT REVIEW PERIOD** 5 years from April 2023. Annual ground rent increase based on RPI increase.

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

**OCCUPANCY** Suitable for one or two people.

**Services & Property Information** Please note that MHA (Methodist Housing Association) is required to ensure that any intending buyer falls within the criteria of a qualifying person, as defined by the lease. As such, an assessment will be required with the Housing Manager, an assessment form completed and written consent given by MHA.

**Local Occupancy** A local occupancy & age restrictions apply to the property – details available from our office.

**Monthly Charges 1/4/26 - 31/3/27:**

**Service charge - £604.43 PCM** (This covers communal cleaning & maintenance, external window cleaning, water & sewerage, building insurance & estate management. It includes the costs of heating and water for the apartment and heating, lighting, and water for communal areas. This service charge also includes all management and staff costs for the scheme, a duty officer on site 24/7 and an emergency call system. The service charge is payable monthly in advance.

**Total - £604.43**

**Other costs**

A personal TV license will still be required for individual.

**Contingency fund contribution** A contribution to the Contingency fund is payable on sale or transfer of ownership. The fund covers spending for the repair or renewal of communal areas, roofs, lifts etc. The contribution is 1% of the 'open market value' at the point of sale/transfer, for each year or part-year of ownership. This is paid by the seller.

**Buyer Information:**

MHA administration fees will be payable by the buyer as follows:

Approval of Deed of Covenant: £90 plus VAT

Notice of Assignment fee: £90 plus VAT

Land Registry Certificate fee: £90 no VAT

**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.