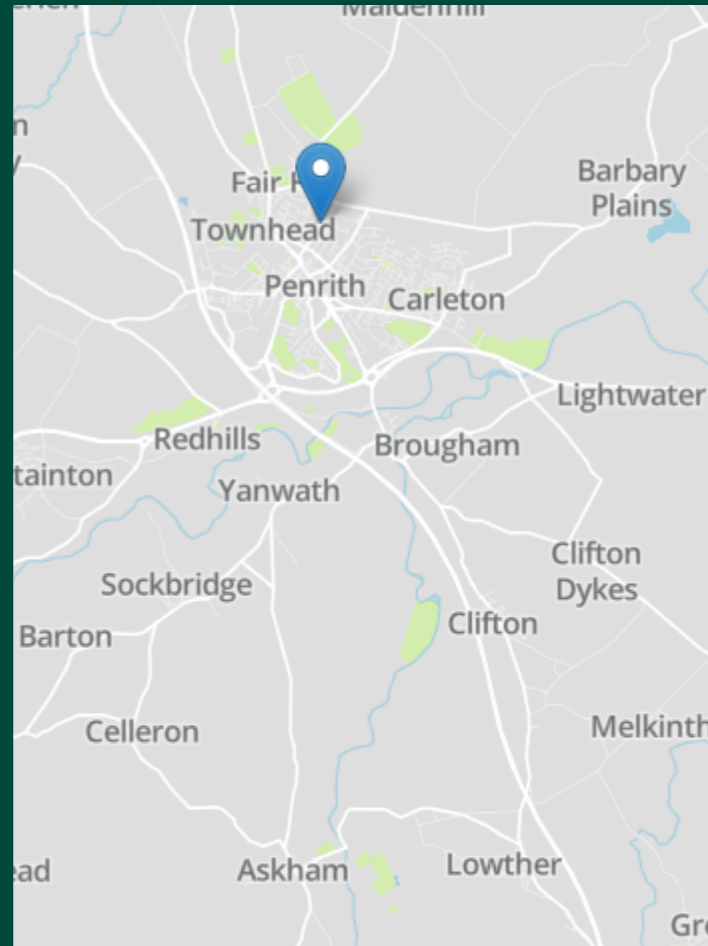


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bedroom 2
15'0" x 11'7"
4.47 x 3.54 m

Bedroom 3
8'0" x 10'6"
2.40 x 3.21 m

Living Room
14'0" x 17'4"
4.25 x 5.29 m

Shower Room
7'0" x 4'1"
2.01 x 1.24 m

Bathroom
9'0" x 6'1"
2.86 x 1.85 m

Hallway
15'0" x 9'10"
4.43 x 3.01 m

Bedroom 1
14'0" x 17'3"
4.29 x 5.26 m

Kitchen/Dining Room
14'0" x 12'6"
4.39 x 3.80 m

Approximate total area*

1242.69 ft²
115.45 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



3 Forest House, Wordsworth Street, Penrith, CA11 7QX

- Immaculately presented first floor apartment
- Communal areas & garden
- Council Tax: Band C
- 3 beds, 1 ensuite
- Allocated Parking
- EPC rating C
- Easy access to town centre
- Views to the Lake District
- Tenure: leasehold with share of freehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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www.pfk.co.uk

LOCATION

Wordsworth Street is conveniently located in the much sought after New Streets Conservation Area, close to the town centre of Penrith with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station 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

Created by the conversion of this grand property into apartments, number 3 forms a major part of the first floor with the large bay windows to both front rooms enjoying impressive views over the town towards the fells of the Lake District National Park.

The stylish property briefly comprises spacious and impressive entrance hall, living room with dual aspect windows, two double bedrooms, one with ensuite shower room, single bedroom currently used as an office, three piece family bathroom and a fully fitted spacious dining kitchen.

Externally an allocated parking space and use of the substantial communal gardens to the front and side, this property is well worthy of your attention and is being sold with no onward chain.

ACCOMMODATION

Entrance Hall

4.43m x 3.01m (14' 6" x 9' 11") Accessed by wood front door. An impressive hallway with decorative covings, radiator, doors to living room and two bedrooms, with a feature archway leading to the doors giving access to the remaining rooms.

Living Room

4.25m x 5.29m (13' 11" x 17' 4") A bright and spacious dual aspect reception room with a large bay window to the front, enjoying superb views over the town and towards the Lakeland fells. Decorative covings, feature marble fireplace with wood surround, TV point and two radiators.

Bedroom 1

4.29m x 5.26m (14' 1" x 17' 3") A large front aspect double bedroom with bay window enjoying lovely views over the town and towards the Lakeland fells. Decorative covings and radiator.

Bedroom 3

2.40m x 3.21m (7' 10" x 10' 6") A side aspect bedroom with decorative covings and radiator.

Bedroom 2

4.47m x 3.54m (14' 8" x 11' 7") A large side aspect double bedroom with decorative covings, radiator and built in shelved storage cupboard.

Ensuite Shower Room

2.01m x 1.24m (6' 7" x 4' 1") Fitted with a three piece suite comprising WC, pedestal wash hand basin and tiled large shower cubicle with mains shower. Part tiled walls and tiled flooring, wall mounted shelf and mirror, extractor fan and inset ceiling spotlights.

Bathroom

2.86m x 1.85m (9' 5" x 6' 1") Fitted with a three piece suite comprising bath with tiled splashbacks and mains shower over, WC and pedestal wash hand basin with shaving point/light socket over. Decorative covings, wall mounted shelf and mirror fronted cabinet, radiator and part obscured rear aspect window.

Kitchen/Diner

4.39m x 3.80m (14' 5" x 12' 6") Fitted with wall and base units with complementary wood work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including dishwasher, eye level oven and microwave, fridge freezer and countertop mounted ceramic hob with extractor over. Ample space for a six to eight person dining table, decorative covings, radiator and rear aspect window.

EXTERNALLY

The property benefits from allocated parking and use of the communal gardens.

ADDITIONAL INFORMATION

Leasehold Information

The property is leasehold with a term of 999 years from 1 January 1990, with the property owner also benefitting from a share of the property freehold together with the other apartments.

A management committee is in place and a monthly service charge of £50 is payable to cover maintenance of communal areas and gardens.

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 gas, electricity, water and drainage. Gas central heating and single glazing installed throughout. 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 PFK office, head south along King Street (A6), taking a left turn by John Norris outdoor shop. Follow this road onto Benson Row and continue straight over both mini roundabouts onto Meeting House Lane. At the next roundabout take the third exit onto Wordsworth Street, continuing up this street where the property can be found on the left hand side.

