

Cumbrian Properties

Flat 30, Woodlands, Bridge Lane, Penrith



Price Region £102,000

EPC-C

Retirement ground floor flat | Market town
Open plan living | 1 bedroom | 1 bathroom
Popular development | Local occupancy restrictions

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ FLAT 30, WOODLANDS, BRIDGE LANE, PENRITH

A one bedroom ground floor retirement flat conveniently located close to the main entrance within this popular development. Internally the property is well presented throughout and provides easy to maintain accommodation briefly comprising spacious hallway, open plan living/dining/kitchen, one bedroom and a “Jack & Jill” wet room.

Woodlands is situated in the heart of the town and boasts a residents lounge, restaurant, hair salon, plenty of parking and beautifully presented communal gardens. The block is staffed 24 hours per day and would suit those looking to retain full independent living and be part of an active community. Penrith is a popular market town with lots of local amenities including shops, restaurants, banks, doctors surgeries, railway station, leisure facilities and offers easy access to the A66, M6 and the Lake District National Park.

Local Occupancy and age restrictions apply.

The double glazed accommodation with underfloor heating throughout and approximate measurements briefly comprises:

ENTRANCE HALLWAY Storage cupboard, doors to wet room, bedroom and open plan living/kitchen.

OPEN PLAN LIVING KITCHEN (18'5 x 15'2 narrowing to 10'6)

Kitchen area – Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, tiled splashbacks, free standing fridge/freezer, fitted oven and hob with extractor hood over. UPVC double glazed window to the side and open plan onto the living area.

Living area – Entry phone system and UPVC double glazed window to the rear overlooking the communal gardens.



OPEN PLAN LIVING KITCHEN

BEDROOM (13'6 x 11') UPVC double glazed window to the rear overlooking the communal gardens, fitted wardrobes, entry phone and door to the wet room.



3/ FLAT 30, WOODLANDS, BRIDGE LANE, PENRITH

WET ROOM (13’6 x 5’6) Wall mounted shower, tiled walls, low level WC, wash hand basin with tiled splashback and door leading out to the entrance hallway.



WET ROOM

OUTSIDE Communal gardens to the rear of the property



COMMUNAL GARDENS

TENURE We are informed the tenure is Leasehold. There is no ground rent payable in respect of 30 Woodlands, only the service charge (£558.70) which includes heating and water within the apartment, and the duty officer. The lease is 125 years from and including 1st September 2008, and a new lease was entered into when the apartment was purchased and is for the remaining period of 125 years. (102 years)

COUNCIL TAX We are informed the property is in tax band A

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.

