

# Cumbrian Properties

## Woodlands, Flat 54, Bridge Lane



**Price Region £100,000**

**EPC-C**

Purpose-built retirement apartment | Care package available  
1 reception | 2 bedrooms | Wet room  
Local occupancy & age restrictions apply | Lift served

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## 2/ WOODLANDS, FLAT 54, BRIDGE LANE, PENRITH

Situated in this purpose-built, lift served, block of apartments, a two bedroom second floor property offering spacious and well-presented accommodation benefiting from underfloor heating and offered in good decorative order throughout. The accommodation briefly comprises entrance hall, open plan living/dining/kitchen, two bedrooms and "Jack & Jill" wet room. Woodlands is situated in the heart of the town and boasts a resident's lounge, restaurant and hair salon and beautifully presented communal gardens. The block is staffed 24 hours per day and offers various care packages to suit the needs of each individual whilst still having the option to retain full independent living and be part of an active community. Ample parking to the front of the property.

Penrith is a popular market town with lots of local amenities including shops, restaurants, banks, doctor's 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 to the property.

The accommodation with approximate measurements briefly comprises:

**Secure communal entrance door into communal hall with lift and staircase to the second floor apartment.**

**ENTRANCE HALL** Storage cupboard, doors to open plan living/dining/kitchen, bedrooms and wet room.

### **OPEN PLAN LIVING/DINING/KITCHEN (23' x 11')**

**LOUNGE AREA** UPVC double glazed window, underfloor heating and wall mounted telephone intercom system.

**KITCHEN AREA** Fitted kitchen incorporating a stainless steel sink unit with mixer tap, four ring electric hob with extractor hood above and oven below, integrated fridge and freezer and washing machine. UPVC double glazed window and vinyl flooring with underfloor heating.



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**BEDROOM 1 (14' to built-in wardrobes x 11' max)** UPVC double glazed window, fitted wardrobes, underfloor heating and door to the "Jack & Jill" wet room.



BEDROOM 1

**"JACK & JILL" WET ROOM (11'3 max x 6' max)** Walk-in shower, Geberit low level WC, wall mounted wash hand basin and vinyl flooring with underfloor heating.



BEDROOM 2



WET ROOM

**BEDROOM 2 (8'5 x 7'4)** UPVC double glazed window and underfloor heating.

**OUTSIDE** Communal areas and parking.



COMMUNAL AREAS

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**TENURE** We are informed the tenure is Leasehold. 125 years from 1<sup>st</sup> September 2008. Ground Rent £610.70 per annum.

**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 1/4/2024-MARCH 2025:**

**Service charge - £298.39** (This covers communal cleaning & maintenance, external window cleaning, water & sewerage, building insurance & estate management. It includes the costs of heating for the apartment and heating, lighting, and water for communal areas. The service charge is payable monthly in advance.

**Wellbeing - £311.77** (Includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme. Wellbeing is payable monthly in advance.) Further care packages are available, which are tailored to suit individual needs and are charged accordingly.

**Personal heating - £27.96**

**Personal water - £5.35**

**Total - £643.47**

**OTHER COSTS**

**TV License - £159.00** (communal areas), 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.

**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.

# Flat 54, Bridge Lane, Penrith

57.1 m.sq.  
(614 sq.ft.)

