

Cumbrian Properties

Apt 1, Fenton House, Corney Square



Price Region £130,000

EPC-C

Loft apartment | Unique layout | Town centre location
Open plan living | Bedroom with bathing area | Shower room
Sold with tenant in situ achieving a rental of £650 pcm

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2/ APARTMENT 1, FENTON HOUSE, CORNEY SQUARE, PENRITH

A superb loft apartment providing a unique layout to suit the modern lifestyle. The property is being sold with a tenant in situ paying £650pcm. This readymade investment opportunity provides a yield of over 5% and is sold with No onward chain. The double glazed and electric heated accommodation, which is offered in excellent order throughout and arranged over two floors, briefly comprises of entrance hall, shower room, open plan living/dining/kitchen with integral appliances and a lovely double aspect over the town. To the second floor is a spacious double bedroom with adjoining bathing area incorporating a roll top bath. Excellent town centre location which offers a range of local amenities.

The accommodation with approximate measurements briefly comprises:

Secure communal entrance door and staircase to the second floor flat.

ENTRANCE HALL Telephone entry system, radiator and halogen downlighters. Doors to open plan living/dining/kitchen, shower room and inner hallway.

OPEN PLAN LIVING/DINING/KITCHEN (22'8 max x 10'9 max)

LOUNGE AREA Radiator, two double glazed sash windows to the front and side, wood effect laminate flooring, halogen downlighters, and TV, satellite and telephone points.

DINING KITCHEN AREA A range of quality wall and base units with complementary worksurfaces and tiled splashbacks incorporating a stainless steel single drainer sink unit with mixer tap. Four ring electric hob with extractor hood above and oven below, integrated dishwasher, integrated fridge and freezer, integrated washer/dryer and integrated microwave. Halogen downlighters and wood effect laminate flooring, radiator and sash window with views across Penrith town.



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SHOWER ROOM White three piece suite comprising walk-in tiled double shower cubicle, low level WC and wash hand basin in vanity unit. Part tiled walls, tiled flooring, white towel rail radiator, ceiling spotlights and extractor fan.



INNER HALLWAY

INNER HALLWAY Radiator, sash window to the front with views across Penrith town, understairs storage cupboard, ceiling spotlights and staircase to the third floor bedroom with bathing area.



SHOWER ROOM

THIRD FLOOR BEDROOM WITH BATHING AREA Feature Cathedral style double glazed window, exposed beams and woodwork, apex ceiling, Velux window, two double glazed windows, two radiators, TV and telephone points, under eaves storage and fitted wardrobes with sliding doors. Bathing area with tiled flooring and free standing roll top bath with telephone style shower attachment.



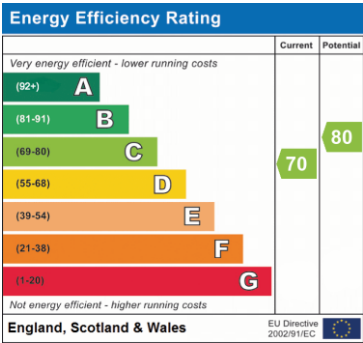
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BEDROOM WITH BATHING AREA



EXTERNAL



TENURE We are informed the tenure is Leasehold. 999 years from 2012. Service charge £660 per annum.

COUNCIL TAX We are informed the property is 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.

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more than

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our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

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Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
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