

Cumbrian Properties

2 St Johns Court, Stainton



Price Region £135,000

EPC-E

Ground floor flat | Newly fitted kitchen
1 reception | 1 double bedroom | Shower room
Spacious utility | Communal garden & parking

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2/ 2 ST JOHNS COURT, ST JOHNS ROAD, STANTON, PENRITH

A one bedroom ground floor flat offering modern comfort in a sought after village setting. This well-presented property features a spacious double bedroom, lounge, newly fitted kitchen with contemporary finishes and a stylish refurbished shower room. This is a perfect opportunity for first time buyers, those looking to downsize or investors. Situated close to many local amenities with easy access into Penrith, the M6 motorway and main roads into the Lake District. The double glazed property also has a newly fitted electric boiler, communal gardens and parking.

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

UPVC front door into the vestibule with door to the lounge.

LOUNGE (13' x 11'5) Double glazed window to the front, radiator and door to inner hall.



LOUNGE

INNER HALL Doors to kitchen, shower room, utility and bedroom.

KITCHEN (9' x 9') Fitted kitchen incorporating a four ring electric hob with extractor hood above, plumbing for washing machine, space for fridge freezer, vinyl flooring, radiator and double glazed window to the side.



KITCHEN

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SHOWER ROOM Newly fitted three piece suite comprising WC, wash hand basin and walk-in shower. Boarded splashbacks, vinyl flooring, ceiling spotlight and radiator.

BEDROOM (12' x 11') Double glazed window to the rear and radiator.



BEDROOM



SHOWER ROOM

UTILITY (8' x 7') Wall and base units, fitted worksurfaces, plumbing for washing machine, space for tumble dryer, storage cupboard housing the Heatstore boiler, double glazed window to the rear, vinyl flooring and radiator.



UTILITY

OUTSIDE Well-maintained communal front gardens and off-street parking.

TENURE We are informed the tenure is Leasehold. 99 years. Managed by the owners. Service charge £650 every 6 months.

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.