

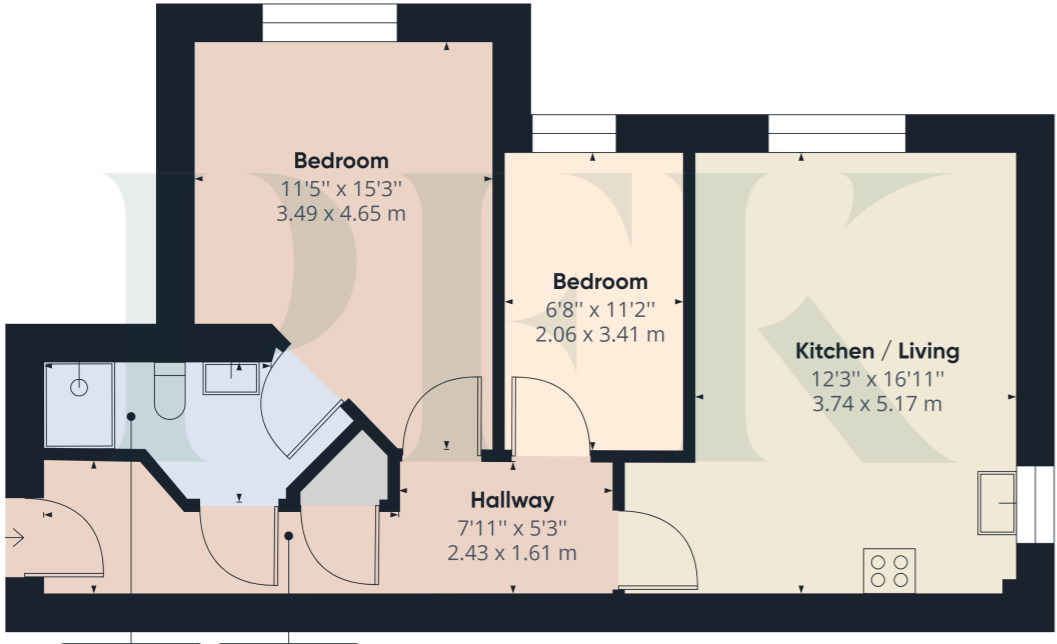


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾

602.94 ft²
56.02 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


Flat 43 Woodlands, Bridge Lane, Penrith, Cumbria, CA11 8GW

- Two bed apartment
- Residents parking
- Tenure: leasehold
- Retirement apartment, over 55's
- Care package available
- EPC rating B
- Communal areas & garden
- Council Tax: Band A

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LOCATION

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main west coast railway line. There are 5 major supermarkets and a good range of locally owned and national high street shops. Leisure facilities include leisure centre with swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre, together with golf, rugby and cricket clubs also being available in the town. The town also benefits from a three screen cinema and Penrith Playhouse, together with easy access to the nearby Lake District National Park.

PROPERTY DESCRIPTION

43 Woodlands is a bright, two bedroom first floor apartment with open views to the rear. This property is perfect for anyone over 55 who still wishes to retain their independence and be part of an active lively community, whilst also having the support of a friendly team of staff that offer a wide range of care packages to suit all needs and requirements. The accommodation briefly comprises hallway, open plan living area and kitchen, double bedroom, single bedroom and a Jack and Jill style wet room.

Woodlands is a high quality, extra care sheltered scheme with a 24 hour call system which is manned 24/7 and residents can purchase on site meals (to the flat or in the dining room) and care packages tailored to their changing needs.

ACCOMMODATION

Entrance Hallway

The apartment is accessed from the communal hallway on the first floor, which is accessed via lift from the ground floor. The entrance hallway has a storage cupboard and access to all rooms.

Kitchen/Living Area

3.74m x 5.17m (12' 3" x 17' 0") A bright open plan space, fitted with a range of wall and base units with complementary work surfacing incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric oven with halogen hob and extractor over, fridge and freezer, space and plumbing for washing machine and tumble drier. Ample space for dining table or sofa, TV point, dual aspect windows.

Bedroom 2

2.06m x 3.41m (6' 9" x 11' 2") Rear aspect single bedroom.

Bedroom 1

3.49m x 4.65m (11' 5" x 15' 3") Rear aspect double bedroom. With TV point and direct access into wet room.

Bathroom/Wet Room

2.59m x 1.64m (8' 6" x 5' 5") Wet room fitted with shower, wash hand basin and WC.

EXTERNALLY

Externally there is residents parking and a communal, courtyard garden.

ADDITIONAL INFORMATION

Service Charges

A monthly charge of approx £683 is payable in respect of ground rent, wellbeing charge and service charge which includes buildings insurance, hot and cold water supply and maintenance of communal areas and gardens. TV is provided on a communal aerial and is included within the service charge (excluding the cost of TV licence and any additional subscriptions fees). Electricity is also provided on a communal basis with individual meters within each apartment which are read quarterly, with subsequent bills being the responsibility of the apartment owner/leaseholder (please note there is no separate electricity supply to each of the individual properties). There is a telephone in the property, but all charges for this and also Council Tax are met by the owner/leaseholder of the apartment. There is also a guest WIFI connection provided for visitors to the building.

Future Resale Fee

Please note we understand there is a 1% per annum charge by MHA (Methodist Housing Association) on any sale of the flat towards long-term maintenance of the building. There is also an MHA buy back option available.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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 electricity, water and drainage. Underfloor, electric central heating and double glazing installed. Electricity is provided on a communal basis with individual meters within each apartment which are read quarterly, with subsequent bills being the responsibility of the apartment owner/leaseholder (please note there is no separate electricity supply to each of the individual properties). Telephone line installed subject to BT regulations with all costs for this being met by the apartment owner/leaseholder. 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. There is

