
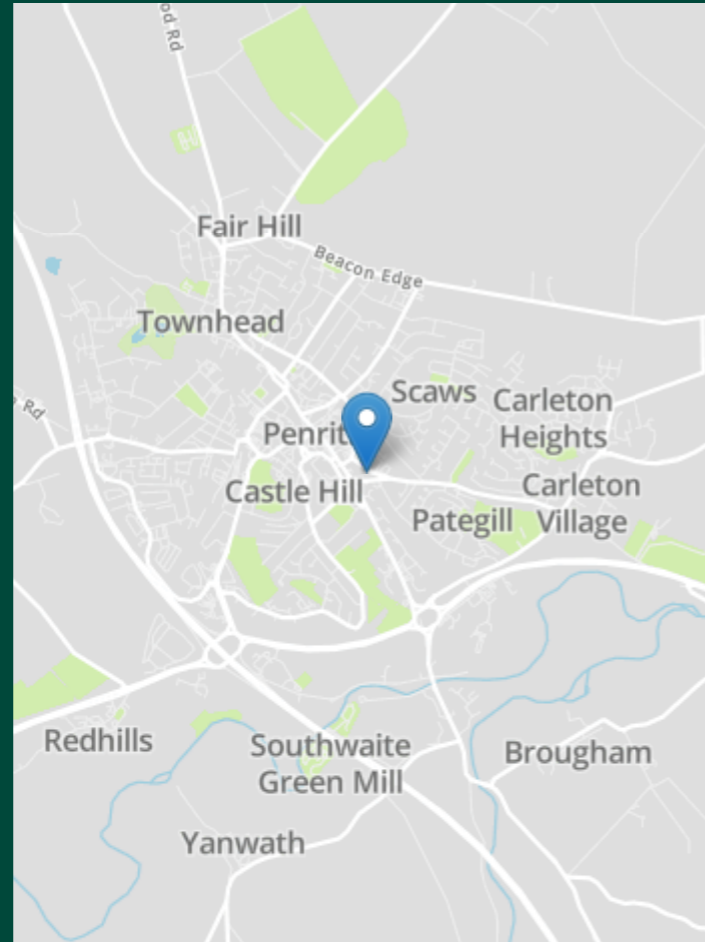


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	




7 Dutton Lodge Roper Street, Penrith, Cumbria, CA11 8FY

- Ground floor retirement apartment
- One bedroom
- Access to communal gardens
- Town centre location
- Council Tax: Band B
- Tenure: leasehold
- EPC rating B

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- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Dutton Lodge is situated along Roper Street, immediately beyond the main town centre thoroughfare. All main facilities are therefore within easy reach, including the leisure centre, post office, supermarkets, doctors' surgery and hospital, with a west coast mainline railway station also located just off the town centre.

PROPERTY DESCRIPTION

We are pleased to present a delightful one bedroomed apartment within the exclusive Churchill Retirement Living development, a highly desirable property, conveniently located in the heart of Penrith.

Apartment 7 enjoys a corner position of the building overlooking the communal gardens. The apartment benefits from an open plan living/dining area, kitchen, generous double bedroom and shower room. Each apartment comes with owners parking and the use of the communal lounge and attractive landscaped gardens.

The development also benefits from a lodge manager being on hand to oversee the building.

ACCOMMODATION

Entrance Hallway

With storage cupboard and doors to all rooms.

Lounge/Dining Room

7.0m x 3.6m (23' 0" x 11' 10") Generous, dual aspect reception room with electric fire in marble fireplace, electric panel heater, glazed external door and door leading to the kitchen.

Kitchen

2.5m x 2.3m (8' 2" x 7' 7") Fitted with a good range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including countertop mounted electric hob with extractor over and separate eye level electric oven, fridge freezer and washer/dryer, window and wood flooring.

Bedroom 1

2.8m x 5.3m (9' 2" x 17' 5") Side aspect, generous double bedroom with built in, mirror fronted wardrobe and electric panel heater.

Shower Room

Fitted with three piece suite comprising shower cubicle with mains shower, wash hand basin and concealed cistern WC, part tiled walls and vertical heated chrome towel rail.

EXTERNALLY

To the rear of the property, there are landscaped communal gardens. Offroad parking is available with one space allocated to each apartment (not a specific space) and additional spaces for visitors.

ADDITIONAL INFORMATION

Service Charges

Service charge for the year ending 30th November 2021 of £2242.02 per annum. Ground rent of £575 per annum. Service charges includes: Careline system, buildings insurance, water and sewage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager, and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Dutton Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the Penrith clock tower, proceed onto King Street and past John Norris then turn left at the traffic lights onto Roper Street. Follow this road for 200 metres, and Dutton Lodge can be found on the left hand side.

