

Cumbrian Properties

Apt 41, Dutton Lodge, Penrith



Price Region £250,000

EPC-B

Third floor apartment | Stunning views to the Lake District
1 reception | 1 double bedroom | Shower room
Landscaped gardens & parking | Owner's lounge & coffee bar

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2/ APARTMENT 41, DUTTON LODGE, ROPER STREET, PENRITH

This well-presented, spacious, one double bedroom apartment is tucked away in the heart of Penrith. Dutton Lodge is an attractive development of 54 apartments enjoying beautiful views, landscaped gardens, owners lounge and coffee bar and a 24 hour support system. Easily accessible just off junction 40 of the M6 motorway and close to many local amenities including shops and pharmacy, bus stops and train station.

The accommodation briefly comprises secure communal entrance, private entrance hall, lounge with electric fire, kitchen, double bedroom and shower room. This is a perfect opportunity for those over 60 (or a couple – one aged over 60 and one over 55) looking to move into a safe and secure complex.

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

Secure communal entrance door with communal lifts to the third floor apartment with solid wood entrance door into the apartment.

ENTRANCE HALL Storage cupboard. Doors to bedroom, shower room and lounge.

LOUNGE (24' max x 18' max) Double glazed windows to the front with electric blinds, two panel heaters, electric fire and glazed door to kitchen.



LOUNGE

KITCHEN (18' max x 7'5 max) Fitted kitchen incorporating a stainless steel sink unit with mixer tap, electric hob with extractor hood above, integrated oven and fridge freezer, plumbing for washing machine, double glazed window and ceiling spotlights.



KITCHEN

3/ APARTMENT 41, DUTTON LODGE, ROPER STREET, PENRITH

BEDROOM (13'5 max x 10' max) Double glazed window to the front, panel heater and built-in wardrobes.



BEDROOM

SHOWER ROOM (7' max x 5'10 max) Three piece suite comprising vanity unit wash hand basin, WC and walk-in shower with sliding glass doors. Stainless steel towel rail, tiled walls, vinyl flooring and ceiling spotlight.



SHOWER ROOM



COMMUNAL LOUNGE

TENURE We are informed the tenure is Leasehold.

999 year lease. Ground Rent £287.50 – 6 months.

Service Charge (year end 30th September 2025) is £3032.90 per annum. This includes buildings insurance, careline system, water and sewerage rates, lift maintenance, garden maintenance, communal cleaning, utilities and maintenance, ground source heating, Lodge Manager and a contribution to the contingency fund.

COUNCIL TAX We are informed the property is Tax Band B.

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.