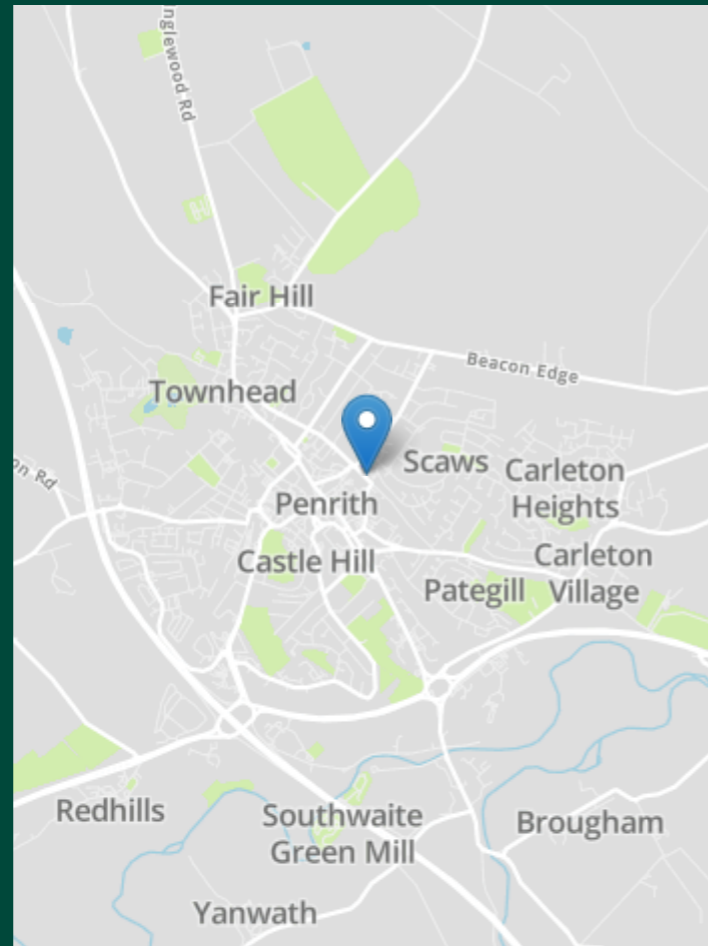


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



WC
5'11" x 3'8"
1.80 x 1.12 m

Shower Room
5'9" x 2'5"
1.77 x 0.75 m

Hallway

Bedroom
8'10" x 10'2"
2.70 x 3.11 m

Living Room / Kitchen
11'8" x 19'3"
3.57 x 5.87 m

Hallway
8'11" x 2'11"
2.72 x 0.91 m

PFK

Approximate total area⁽¹⁾
389.38 ft²
36.17 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



3 Hutton Court, Benson Row, Penrith, Cumbria, CA11 7YJ

- 1 bedroom ground floor apartment
- Deceptively spacious
- Tenure: Leasehold
- Conveniently located
- Shared courtyard & drying area
- Council Tax: Band A
- Allocated parking
- Close to amenities
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

Conveniently located close to the town centre, on Benson Row. Penrith is a thriving market town which offers excellent day-to-day facilities including supermarkets, shops, well regarded schools and a range of leisure facilities. For those wishing to commute the A6 and M6 (junctions 40 and 41) are easily accessible, there is a main line railway station in the town and the Lake District National Park is also within easy reach.

PROPERTY DESCRIPTION

A well presented, modernised one bed ground floor apartment in Penrith's town centre. Accommodation comprises communal entrance hall, open plan kitchen/sitting room, double bedroom with fitted wardrobes and a shower room. Recently installed kitchen, bathroom facilities, and carpets throughout. Externally there is an allocated parking space, shared drying area and refuse bin store.

ACCOMMODATION

Communal Entrance

The property is accessed via a keycode door leading into a communal entrance providing access to only two apartments. From here a wooden door leads into the apartment.

Entrance Hall

Entrance hall with consumer unit and doors leading to all rooms.

Open Plan Kitchen/Dining/Living Room

3.6m x 5.9m (11' 10" x 19' 4") max

The carpeted living area has a patio door leading out to a private patio area and shared drying line facilities. With wall mounted electric fire and panel heater, two built in cupboards with one housing the hot water cylinder and open access through to the kitchen/diner.

The kitchen is fitted with a breakfast bar and a range of wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding cooker, extractor fan and space for an under counter fridge and washing machine.

Bedroom

3.1m x 2.7m (10' 2" x 8' 10") A rear aspect double bedroom with panel heater and fitted wardrobes with mirror fronted sliding doors.

WC

Fitted with WC and wash hand basin with tiled splashback, extractor fan.

Shower Room

Fitted with a panelled shower cubicle with mains shower, extractor fan and small electric panel heater.

EXTERNALLY

Parking

Allocated parking for one vehicle.

ADDITIONAL INFORMATION

Leasehold and Service Charge

Service charge from May 2022 to April 2023 £780.
Leasehold of 999 years from 11/05/84.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 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, gas, water and drainage. Electric heating and double glazing installed throughout. Whilst there are currently no gas appliances in the property, a standing charge is applicable for the gas meter. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/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 PFK Penrith office proceed to Sandgate and then turn right at the mini roundabout on to Benson Row. Take the first turning left into Hutton Court. There are two entrances to the block, under the arch that leads to the carpark. Going from the road, the first is a double door leading to all the flats except numbers 3 and 4. Flats 3 and 4 share the second entrance immediately adjacent and beyond the first.

