

Cumbrian Properties

1 Merchant House, Penrith



Price Region £122,500

EPC-

First floor apartment | New Squares development
1 reception | 1 bedroom | 1 bathroom
Residents parking | No onward chain

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2/ 1 MERCHANT HOUSE, TWO LIONS SQUARE, PENRITH

A spacious, one bedroom, first floor modern apartment situated in the New Squares Development. The accommodation briefly comprises secure communal entrance hall with staircase to the first floor, entrance hall, open plan living/kitchen, bedroom and bathroom. Residents parking is available in the nearby car park on Champion Way. This fabulous property would appeal to a range of buyers including those looking for their first home, a suitable downsize option, 'lock-up and leave' or excellent prospect for investment. With everything you need a stones' throw away, this perfectly located property is minutes away from independent shops, cafes, supermarkets, schools, bus routes and train station.

The accommodation with approximate measurements briefly comprises:

Secure entry intercom system into communal entrance hall with staircase to the first floor and door to number 1.

ENTRANCE HALL Video entry phone system, cloaks cupboard and utility cupboard housing the hot water system and washing machine.

OPEN PLAN LIVING/KITCHEN (21'6 max x 14')

LIVING AREA Two sealed unit double glazed windows to the front elevation overlooking Two Lions Square.



LIVING AREA

KITCHEN AREA Fitted kitchen incorporating an electric oven with halogen hob and illuminated extractor above, wall and base units, complementary worksurfaces, tiled splashbacks and a one and a half bowl stainless steel sink unit with mixer tap.



KITCHEN AREA

3/ 1 MERCHANT HOUSE, TWO LIONS SQUARE, PENRITH

BATHROOM (8'5 x 5') White three piece suite comprising shower over bath, wash hand basin and low level WC. UPVC double glazed window and ceramic tiled flooring.



BATHROOM

BEDROOM (15' x 11'3) Spacious bedroom with fitted wardrobes and sealed unit double glazed window.



BEDROOM

OUTSIDE Residents parking in the nearby car park on Champion Way.

TENURE Leasehold – expires March 2158. Service charge approximately £100 pcm to include ground rent, maintenance charges and insurance.

EPC TO
FOLLOW

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.

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