
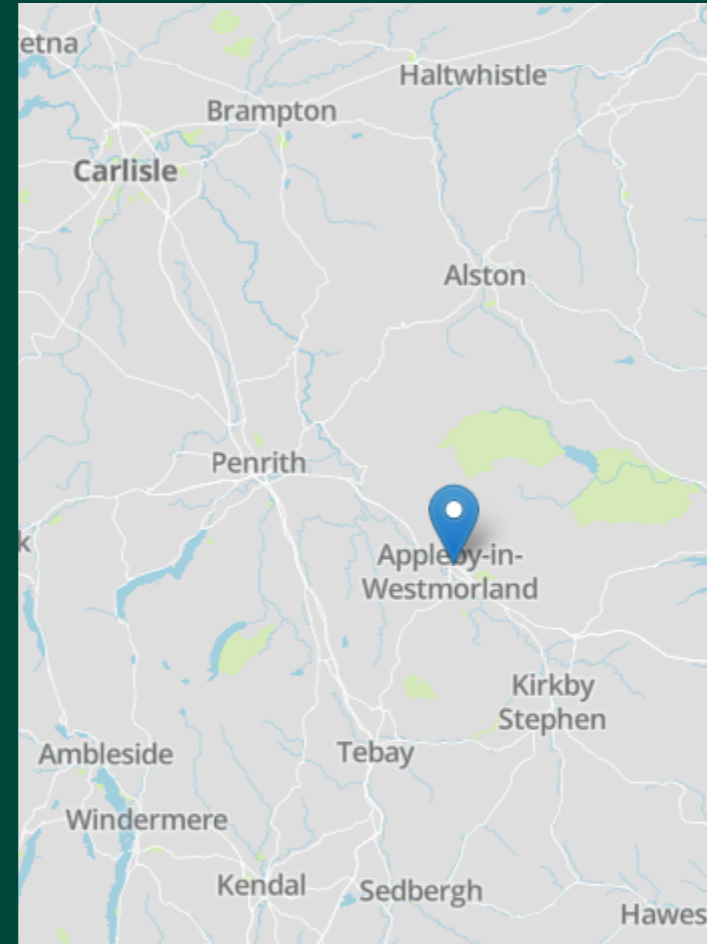


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	78	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Living Room
14'6" x 9'8"
4.43 x 2.95 m

Bedroom
11'6" x 9'6"
3.51 x 2.92 m

Hallway
17'9" x 3'3"
5.43 x 1.00 m

Kitchen
8'1" x 13'8"
2.47 x 4.17 m

Bathroom
6'2" x 7'0"
1.89 x 2.15 m

Bedroom
8'0" x 10'0"
2.45 x 3.06 m

Approximate total area*

574.69 ft²
53.39 m²

(*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360




2 School Brow, Appleyby-in-Westmorland, Cumbria, CA16 6TB

- First floor apartment
- Parking for 2 cars
- Council Tax - Band A
- Two bedrooms
- Close to amenities
- Tenure - leasehold
- 50% shared ownership
- Shared garden & private patio
- EPC rating - C

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LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 by-passes the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

2 School Brow is a delightful, two bedroom apartment situated in the heart of Appleby. This well maintained property offers a perfect blend of comfort and convenience, making it an ideal home. The apartment features a bright and airy living room - perfect for relaxing or entertaining guests, a well-equipped kitchen, two comfortable bedrooms and a modern bathroom.

This apartment is perfect for those looking to enjoy the peaceful lifestyle that the market town of Appleby has to offer, while still being close to all the amenities you need.

Note: a 50% share of this property is currently being marketed for sale with rent payable on the remaining 50% share - please see additional information section for further details.

ACCOMMODATION

Entrance

A uPVC entrance door provides access to a private stairwell with stairs up to the apartment.

Hallway

With window, radiator, built in storage cupboard and access to loft space (via hatch).

Kitchen

2.47m x 4.17m (8' 1" x 13' 8") Fitted with a good range of wall and base units with complementary laminate work surfaces incorporating stainless steel sink/drain unit with mixer tap. Freestanding gas cooker, space/plumbing for under counter washing machine and space for freestanding fridge-freezer. Rear aspect window, gas boiler unit, radiator and space for dining table.

Lounge

4.43m x 2.95m (14' 6" x 9' 8") Pleasant reception room with large bay window to the front aspect.

Bathroom

1.89m x 2.15m (6' 2" x 7' 1") Fitted with three piece suite comprising bath with shower over, WC and wash hand-basin.

Bedroom 1

3.51m x 2.92m (11' 6" x 9' 7") Front aspect, double bedroom with radiator.

Bedroom 2

2.45m x 3.06m (8' 0" x 10' 0") Rear aspect bedroom with radiator and built in cupboard.

EXTERNALLY

Garden and Parking

Although parking spaces are not allocated we understand there is sufficient space available for approx. two cars. There is a shared garden area to one side of the property and a small, private patio seating space to the other.

ADDITIONAL INFORMATION

Tenure

We understand the property is leasehold with a term of 125 years from 1st January 1999.

Shared Ownership

The marketing price represents a 50% share of the property value. We understand the remaining 50% share is owned by Home Group Ltd who act as Landlord's and that the rent payable is £209.53 pcm which includes a service charge. We understand the freehold to the property is in title to Home Group Ltd.

Referrals and 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; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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 & drainage; gas central heating, double glazing installed throughout. 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 Penrith take the A66 to Appleby and follow the road into the town, passing the Grammar School on your right. As you proceed down the hill towards the Sands, take the left turn on to Station Road, and proceed up the hill. Turn left at the primary school, then take the first right into School Brow - the apartments are on your right.

