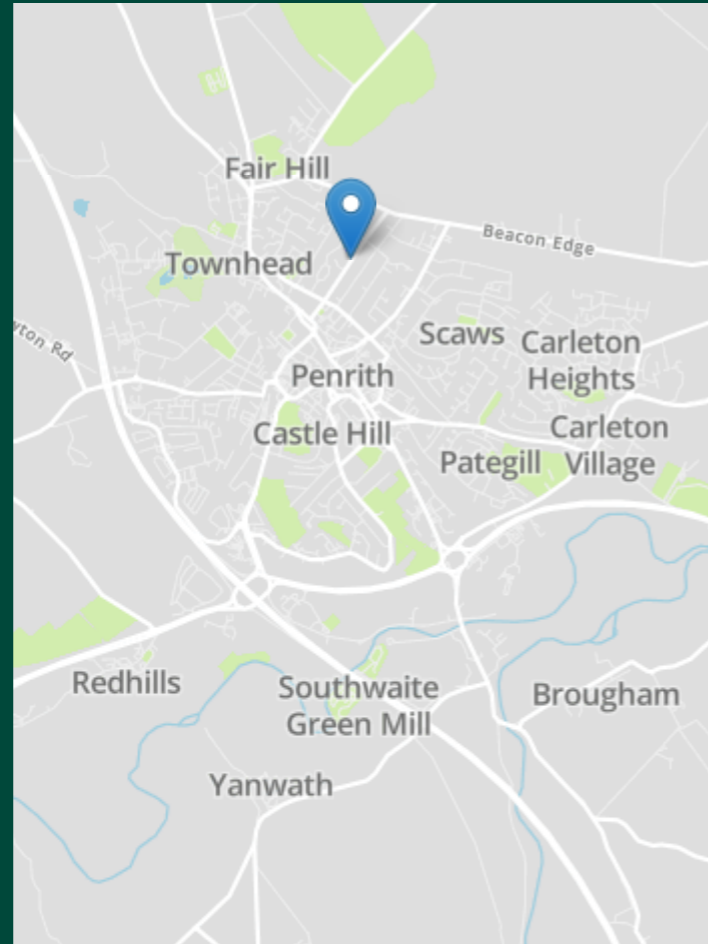


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 73 | 77 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Kitchen / Living Area
17'4" x 15'5"
5.29 x 4.72 m

Bathroom
6'0" x 8'4"
1.85 x 2.56 m

Bedroom
11'6" x 8'6"
3.53 x 2.61 m

Bedroom
8'2" x 6'7"
2.51 x 2.02 m

Hallway
9'3" x 6'7"
2.84 x 2.02 m

Approximate total area*
531.28 ft²
49.36 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



Flat 10 Abbotsford House, Wordsworth Street, Penrith, CA11 7QY

- Ground floor flat
- Two bedrooms
- Allocated parking
- Prime location
- Tenure: leasehold
- Council Tax: Band A
- EPC rating C

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LOCATION

Wordsworth Street and the neighbouring streets of Fell Lane, Lowther Street, Arthur Street and Graham Street form the 'New Streets Conservation Area' of the town, with prime mid and late Victorian properties situated on rising ground. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, hotels and public houses, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible and there is a main line railway station in the town with the lakes and fells of the Lake District National Park also within easy reach.

PROPERTY DESCRIPTION

Flat 10, Abbotsford House, is a superb two bedroom apartment located on the New Streets in Penrith. Beautifully presented and ready to move into, with accommodation comprising: reception hallway with deep storage cupboards, open plan kitchen/ living space, two bright bedrooms and a modern bathroom. The apartment has been fully refurbished to include a Howdens kitchen, new bathroom, new carpets, and has been decorated throughout. Note: the accommodation is all on one level, with the front of the property at ground level and the rear at first floor level, due to the incline of the land. Open outlook to rear, allocated parking space.

ACCOMMODATION

Entrance Hall

Accessed from the communal hallway. With two good sized storage cupboards and doors leading to all rooms.

Open Plan Lounge/Kitchen

5.29m x 4.72m (17' 4" x 15' 6") A bright open plan room with window and French doors opening on to a Juliette balcony, two radiators and part carpet, part tiled flooring. The kitchen area is fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and panelled splashbacks. Integrated electric oven with gas hob and extractor fan over, space for undercounter fridge and plumbing for a washing machine.

Bathroom

Fitted with a three piece suite comprising bath with mains shower over, wash hand basin in vanity unit and WC, tiled splashbacks, extractor fan and vertical heated chrome towel rail.

Bedroom 1

3.53m x 2.61m (11' 7" x 8' 7") Front aspect double bedroom with radiator and point for wall mounted TV.

Bedroom 2

2.51m x 2.02m (8' 3" x 6' 8") Front aspect single bedroom with radiator.

EXTERNALLY

The apartment benefits from an allocated parking space.

ADDITIONAL INFORMATION

Leasehold Information

The property is leasehold with the Lease being granted in 1994 for a period of 125 years.

Services charges applicable, amount to approx. £800 per annum which we understand also includes the peppercorn ground rent.

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 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 gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone and broadband connections 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 centre of Penrith proceed up Wordsworth Street and Abbotsford House can be found a short distance up the hill on the left hand side.

