
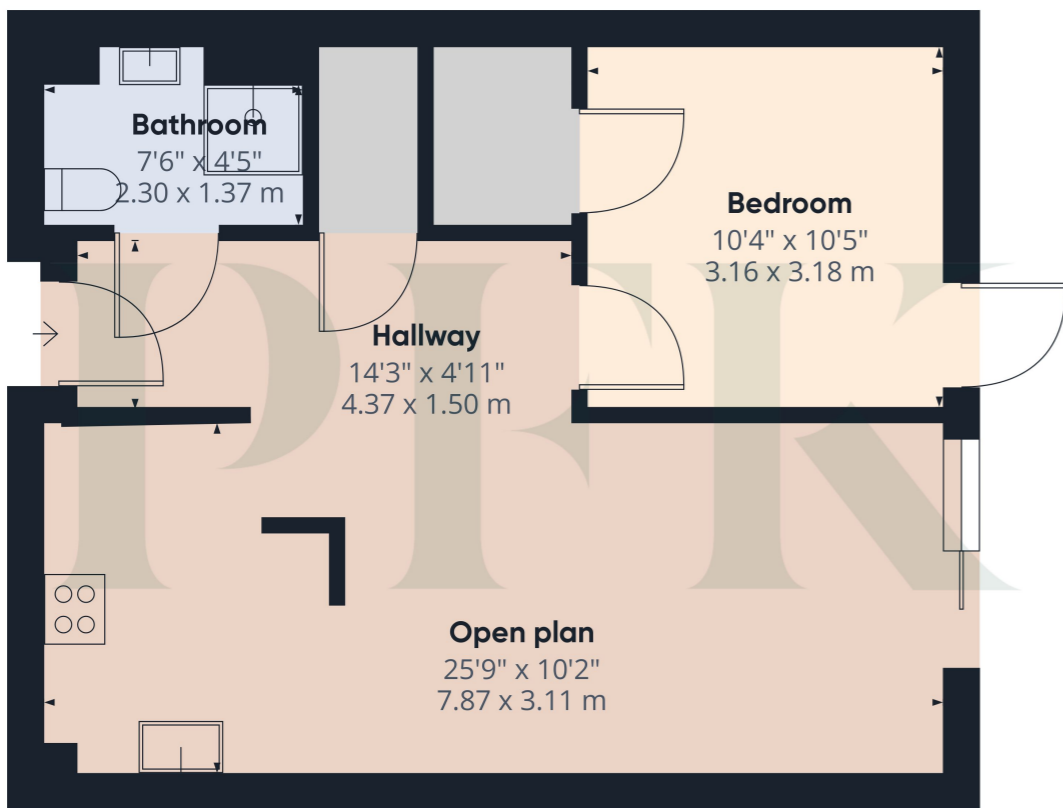


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





PFK

Approximate total area*
527.5 ft²
49.01 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




Apartment 40, Pele Court, Friargate, Penrith, CA11 7XT

- One bed apartment
- Over 60's complex
- Private parking
- Tenure - leasehold
- EPC rating B
- Council tax - Band B

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LOCATION

Pele Court is located in a desirable and convenient area of Penrith, close to the town centre and within a short walk of all amenities. Penrith is a popular and thriving market town located on the north east fringe of the Lake District National Park. Both the A66 and M6 are easily accessible, as is Penrith railway station which runs on the west coast main line.

PROPERTY DESCRIPTION

An opportunity to acquire an immaculate one bedroomed, second floor apartment, complete with generous balcony, within the exclusive, and secure development of Pele Court.

One of only six properties to enjoy a balcony, this spacious apartment is part of the McCarthy and Stone retirement complex, which provides independent living for those over 60. Modern in style and executive in standard, Apartment 40 Pele Court comprises spacious entrance which opens through to the living area with patio doors out to the balcony, and provides access to a well equipped kitchen. There is a good size, modern wet room, double bedroom with walk in wardrobe and additional door to the balcony.

The balcony affords lovely views over the attractive and well established gardens within the heart of the complex, all of which can be enjoyed by the occupants.

Communal facilities include a community lounge where events take place, laundry room, kitchen and lift access to all floors. Parking is available to residents and there is also a guest suite that can be used for overnight visitors.

ACCOMMODATION

Entrance Hall

4.38m x 2.42m (max) (14' 4" x 7' 11") Accessed via door from communal hallway. An open plan entrance hall with main access intercom system and leading to all rooms.

Kitchen Area

3.09m x 1.92m (10' 2" x 6' 4") Fitted with a range of cream, high gloss wall and base units with complementary wood effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated Hotpoint appliances including induction hob with glass splashback and extractor over, eye level oven and microwave, fridge and freezer. Under pelmet lighting, passive extractor fan and tiled flooring.

Living Room

5.49m x 3.15m (18' 0" x 10' 4") Open plan reception area with wall mounted electric fire, twin multimedia points and UPVC sliding patio doors opening on to the balcony.

Shower Room/Wet Room

2.29m x 1.64m (max) (7' 6" x 5' 5") Fully tiled wet room (walls and floor) with walk in, double width shower fitted with mains plumbed shower, wash hand basin in vanity unit with wall mounted mirror, light and shaver point above and low level WC. Electric heated towel rail and extractor fan.

Boiler/Storage Room

1.64m x 0.94m (5' 5" x 3' 1") Large, shelved storage cupboard housing the consumer units, main heating controls and hot water cylinder.

Bedroom

3.18m x 3.16m (10' 5" x 10' 4") Double bedroom with TV and telephone points, access to walk in wardrobe and glazed UPVC door leading on to the balcony.

Walk in Wardrobe

1.66m x 1.17m (5' 5" x 3' 10") With fitted hanging rails and shelving.

Balcony

5m x 1.59m (16' 5" x 5' 3") Overlooking the central, communal courtyard. With glazed balustrade and external light. The balcony provides access to a useful store room of 1.27m x 1.34m (4' 2" x 4' 5") - with light.

EXTERNALLY

A dedicated parking space is available within the car park attached to the development for a cost of approx £200 per annum, with additional parking spaces for visitors also being available.

ADDITIONAL INFORMATION

Leasehold & Service Charges

Tenure - the property is leasehold with the lease being granted on 1 January 2015 for a period of 125 years.

Charges - estimated service charges for 2024 are £XXX monthly with ground rent fees of approximately £XXX also being payable twice yearly.

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 electricity, water and drainage. Electric underfloor heating, passive ventilation and double glazing installed throughout. Telephone line 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 PFK Penrith office proceed down King Street then, at John Norris Fishing & Shooting shop, turn left on to Old London Road and continue on past Marks and Spencer. Pele Court is situated on the left hand side.

