
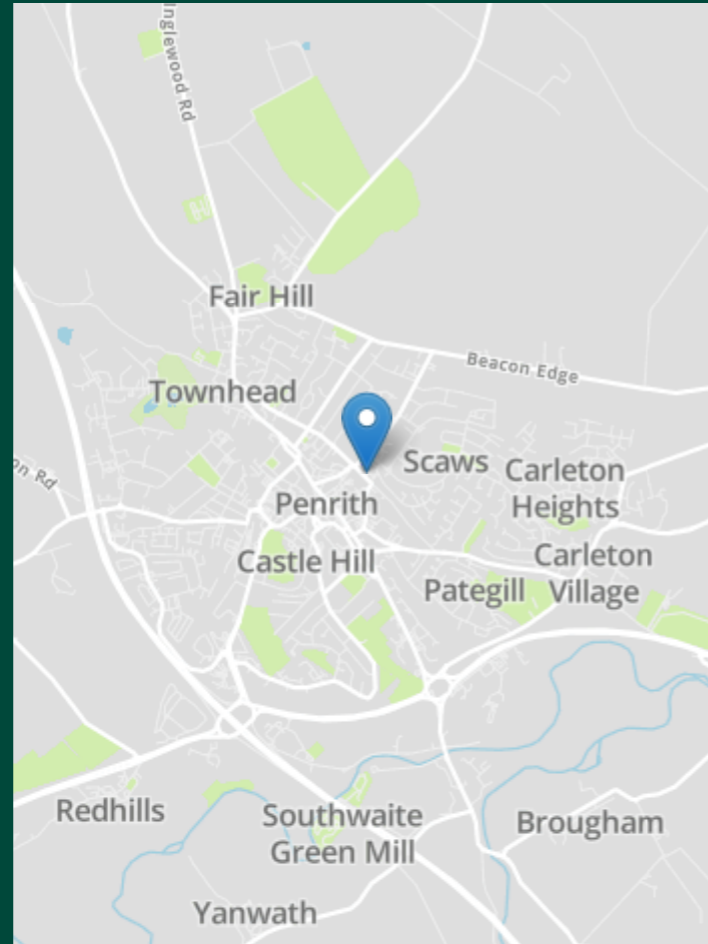


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



WC
5'9" x 3'9"
1.77 x 1.15 m

Shower Room
5'10" x 3'8"
1.79 x 1.13 m

Landing

Bedroom
8'10" x 12'1"
2.70 x 3.68 m

Kitchen / Living Area
11'8" x 19'3"
3.56 x 5.87 m

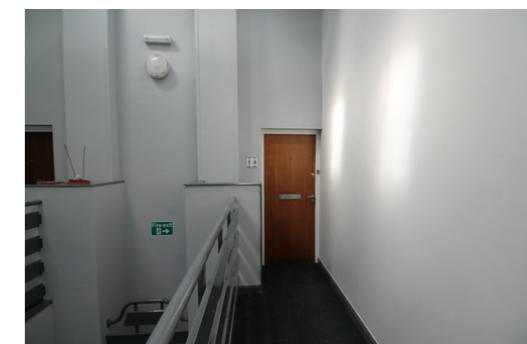
Hallway
8'9" x 2'10"
2.68 x 0.87 m

Approximate total area⁽¹⁾
390.47 ft²
36.28 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




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

- Second floor apartment
- Allocated parking
- Ideal FTB or BTL
- EPC rating E
- Conveniently located
- One bedroom property
- Council Tax: Band A
- Open plan living/dining/kitchen
- Walking distance to amenities
- Tenure: leasehold

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

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 01768 862135

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 www.pfk.co.uk

LOCATION

Conveniently located close to the town centre. 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 and there is a main line railway station in the town, with the Lake District National Park also being within easy reach.

PROPERTY DESCRIPTION

A modern second floor flat conveniently located in the heart of Penrith, within walking distance to shops and amenities. Ideal for those looking to step onto the property ladder or would like to add to or start a buy to let investment portfolio.

With the benefit of a designated parking space, communal drying area and double glazing, the accommodation briefly comprises communal entrance via an intercom system, entrance hall, open plan dining lounge/kitchen, generously sized double bedroom and separate WC /shower room.

ACCOMMODATION

Entrance Hall

Accessed from communal landing area. With cloaks area and loft access.

Open Plan Living Room/Kitchen Area

3.58m x 2.99m (11' 9" x 9' 10") - Lounge Area

A rear aspect reception area with wall mounted gas fire, TV and telephone points, storage cupboard, airing cupboard and opening into the kitchen.

2.62m x 2.08m (8' 7" x 6' 10") - Kitchen Area

Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with hob and extractor over, under counter fridge, freezer and washer/dryer.

Cloakroom/WC

1.77m x 1.15m (5' 10" x 3' 9") Fitted with WC and pedestal wash hand basin with tiled splashbacks.

Shower Room

1.79m x 1.13m (5' 10" x 3' 8") PVC panelled shower cubicle with electric shower.

Bedroom

1.70m x 3.68m (5' 7" x 12' 1") A rear aspect double bedroom with fitted wardrobes and programmable electric heater.

EXTERNALLY

The property benefits from a dedicated parking space for one vehicle, located at the rear.

ADDITIONAL INFORMATION

Tenure & Service Charges

The property is leasehold with the current lease being granted in July 2022 for a period of 999 years.

A service charge of £450 is payable every 6 months which covers monthly cleaning of the communal area and maintenance of the grounds including shrub beds, health and safety inspections, general repairs, communal electricity, buildings insurance and administration.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 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 gas, electricity, water and drainage. Double glazing installed. 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 our 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.

