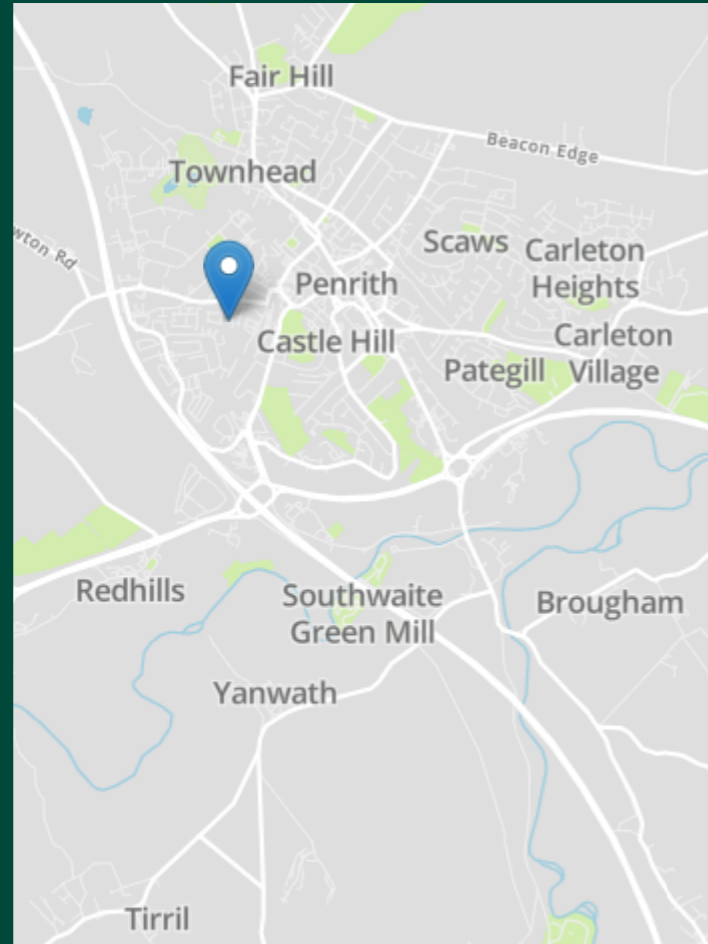


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	75	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



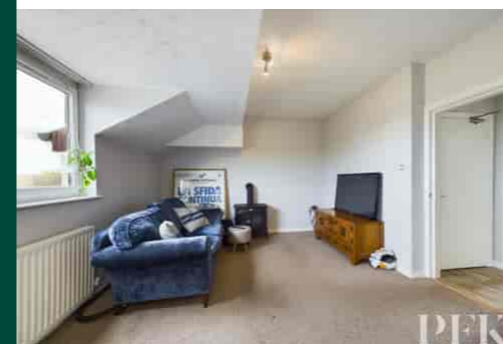
Approximate total area*

551.84 ft²
51.27 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



39 Norfolk Place, Penrith, Cumbria, CA11 9BE

- Second floor apartment
- Two bedrooms
- Private parking space
- Drying area/garden
- Council Tax: Band A
- Tenure: leasehold
- EPC rating C

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

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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www.pfk.co.uk

LOCATION

Penrith is a popular market town, having excellent transport links via the M6, A66, A6 and the main west coast railway line. There is a population of around 16,000 people and facilities include infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include a leisure centre with swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre, with golf, rugby and cricket clubs also in the town. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the gateway to the north lakes and is conveniently situated for Ullswater and access to the fells, benefitting from the superb outdoor recreation opportunities.

PROPERTY DESCRIPTION

Set on the second floor, with a pleasing open outlook across Penrith to Beacon Edge, 39 Norfolk Place is a modern apartment offering accommodation briefly comprising communal hallway, vestibule, hall, living room, kitchen, 2 bedrooms and a three piece bathroom. Externally, there is a private, allocated parking space and a private garden/drying area.

ACCOMMODATION

Entrance Hallway

Accessed from the communal hallway of the building which is entered from the rear. An entrance vestibule leads into the hallway giving access to all rooms.

Lounge

3.58m x 4.47m (11' 9" x 14' 8") A bright reception room with radiator, window overlooking the town to the countryside beyond and door into the kitchen.

Kitchen

2.77m x 2.04m (9' 1" x 6' 8") 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 electric oven with hob over, plumbing for under counter washing machine and space for full height fridge freezer. Wall mounted central heating boiler, tiled flooring, radiator and window.

Bedroom 2

3.96m x 2.27m (13' 0" x 7' 5") Double bedroom with built in wardrobe, radiator and window.

Bedroom 1

3.59m x 3.04m (11' 9" x 10' 0") Double bedroom with built in wardrobe, radiator and window.

Bathroom

2.05m x 1.44m (6' 9" x 4' 9") Fitted with a three piece suite comprising panelled bath with mains shower over, wash hand basin and WC, part tiled walls, radiator and obscured window.

EXTERNALLY

To the front of the property, there is one allocated parking space and a paved, private drying area to the rear.

ADDITIONAL INFORMATION

Personal Interest Declaration

Estate Agency Act 1979 - Please be advised the seller is related to an employee of PFK Estate Agents.

Leasehold Information

To be confirmed

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 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 the centre of Penrith, head up Castlegate, cross over the first mini roundabout, taking the first exit from the second, crossing over the railway bridge. Follow the road around the left and right bends, then left in to Norfolk Place. Number 39 is in the last block of flats on the right hand side with access to the rear of the building.

