

# Cumbrian Properties

24 Clifford Close, Penrith



**Price Region £138,000**

**EPC-C**

First floor flat | Sought after area  
1 reception | 2 double bedrooms | 1 bathroom  
Immaculately presented | Allocated parking

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This well-presented spacious two double bedroom first floor flat is situated in a sought after area near Penrith town centre and briefly comprises entrance hallway, lounge, dining kitchen with built-in breakfast bar, two generously sized bedrooms and a newly refurbished three piece bathroom. Externally, there is allocated parking for one vehicle and a well-presented low maintenance communal forecourt to the front. The property is close to many local amenities including schools, shops and regular bus routes and is a short walk into Penrith town centre. The property would make an ideal first time buy or buy to let investment.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Glazed composite door leading to the entrance hall.**

**ENTRANCE HALL** Staircase to the first floor.

### **FIRST FLOOR**

**LANDING** Doors to storage cupboard and lounge.

**LOUNGE (13' x 13')** Double glazed windows to the front, two radiators, doors to dining kitchen and rear hall.



LOUNGE

**DINING KITCHEN (17' x 9')** Fitted kitchen incorporating mixture of wall and base units and contemporary worktops, four ring gas hob with extractor hood above and oven below, 1.5 bowl stainless steel sink with mixer tap, breakfast bar, space and plumbing for washing machine and space for freestanding fridge freezer. Partially tiled walls and splashbacks, two double glazed UPVC windows, built-in storage cupboards, radiator and ceiling spotlights.



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**REAR HALL** Airing cupboard and doors to both bedrooms and bathroom.

**BEDROOM 1 (13' x 9'6)** Double glazed window and radiator.



BEDROOM 1

**BEDROOM 2 (12' x 7')** Double glazed window and radiator.

**BATHROOM** Three piece white suite comprising rainfall shower over panelled bath with additional shower attachment, vanity unit wash hand basin and concealed WC. Vinyl flooring, ceiling spotlight, double glazed frosted window and radiator.



BEDROOM 2



BATHROOM

**OUTSIDE** Allocated parking space for one vehicle. To the front is a well-presented low maintenance communal forecourt leading to the front door of the building.

**TENURE** We are informed the tenure is Leasehold. A new 99 years lease is being sought by the vendor. Service charge - £60.43

**COUNCIL TAX** We are informed the property is Tax Band B.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

