

Cumbrian Properties

Flat 56, Woodlands, Penrith



Price Region £95,000

EPC-B

Second floor flat | Purpose-built retirement homes

Open plan living | 2 bedrooms | 1 shower room

Local Occupancy Clause & Age Restrictions Apply | Lift served

01768 867788

Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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Local Occupancy Clause and Age Restrictions apply.

A two bedroom, second floor flat offering spacious accommodation situated in a purpose built, lift served, block of apartments in a peaceful residential setting in the heart of Penrith. The double glazed accommodation briefly comprises communal entrance hall with lift and staircase to the second floor, private entrance hall, open plan lounge/dining/kitchen, two bedrooms and shower room. The property also has use of a resident's lounge, restaurant, hair salon, garden room and communal gardens along with additional facilities including a guest suite and parking. The complex is designed to assist residents and maintain their independence while having access to supporting amenities. Penrith is a popular market town with a variety of local amenities including shops, restaurants, banks, doctors' surgeries, railway station and leisure facilities and offers easy access to the A66, M6 motorway and the Lake District.

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

Front door into the entrance hall.

ENTRANCE HALL Storage cupboard and door to open plan lounge/dining/kitchen, shower room and bedrooms.



ENTRANCE HALL

LOUNGE/DINING/KITCHEN (21' x 11') Fitted kitchen area incorporating a four ring electric hob with oven below and extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine and space for fridge freezer. Two double glazed windows to the rear.



LOUNGE/DINING/KITCHEN

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SHOWER ROOM (12' x 6') Three piece suite comprising WC, wash hand basin and walk-in shower with tiled splashbacks. Vinyl flooring, ceiling spotlight, doors to entrance hall and bedroom 1.



SHOWER ROOM

BEDROOM 1 (15' x 12') Double glazed window to the rear, built-in cupboards and wardrobes.



BEDROOM 1

BEDROOM 2 (8' x 7') Double glazed window to the rear.



BEDROOM 2

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OUTSIDE Communal area and parking.



COMMUNAL LOUNGE



COMMUNAL GARDENS

TENURE We are informed the tenure is Leasehold. 125 years from and including 1st September 2008.

GROUND RENT £532.68.

GROUND RENT REVIEW PERIOD 5 years from April 2023. Annual ground rent increase based on RPI increase.

COUNCIL TAX We are informed the property is Tax Band A.

OCCUPANCY Suitable for one or two people.

Services & Property Information Please note that MHA (Methodist Housing Association) is required to ensure that any intending buyer falls within the criteria of a qualifying person, as defined by the lease. As such, an assessment will be required with the Housing Manager, an assessment form completed and written consent given by MHA.

Local Occupancy A local occupancy & age restrictions apply to the property – details available from our office.

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Monthly Charges 1/4/25 - 31/3/26:

Service charge - £662.56 PCM (This covers communal cleaning & maintenance, external window cleaning, water & sewerage, building insurance & estate management. It includes the costs of heating and water for the apartment and heating, lighting, and water for communal areas. This service charge also includes all management and staff costs for the scheme, a duty officer on site 24/7 and an emergency call system. The service charge is payable monthly in advance.

Total - £662.56

Other costs

A personal TV license will still be required for individual.

Contingency fund contribution A contribution to the Contingency fund is payable on sale or transfer of ownership. The fund covers spending for the repair or renewal of communal areas, roofs, lifts etc. The contribution is 1% of the 'open market value' at the point of sale/transfer, for each year or part-year of ownership. This is paid by the seller.

Buyer Information:

MHA administration fees will be payable by the buyer as follows:

Approval of Deed of Covenant: £90 plus VAT

Notice of Assignment fee: £90 plus VAT

Land Registry Certificate fee: £90 no VAT

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.

