

Cumbrian Properties

7 Princes Court, Rowcliffe Lane, Penrith



Price Region £105,000

EPC-C

First floor flat | Centrally located
Open plan living | 1 bedroom | 1 bathroom
Mezzanine level | Patio

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 7 PRINCES COURT, ROWCLIFFE LANE, PENRITH

Tucked away in a courtyard setting in the heart of town is this quirky one bedroom, first floor flat with the benefit of a mezzanine level which could be utilised as a home office space. The accommodation briefly comprises of open plan living area/kitchen, stairs up to mezzanine level, double bedroom and bathroom. Outside the property boasts a small seating area and readily available parking with permits available from Eden District Council. The property would make an ideal first time purchase or buy to let investment and has previously been let at £550 pcm. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

OPEN PLAN LIVING AREA/KITCHEN (22'3 max x 14'5 max)

Kitchen area – A range of wall and base units with complementary worksurfaces, single bowl sink unit with drainer and mixer tap. Plumbing for washing machine, fridge/freezer, electric oven and gas hob.

Living area with two radiators, windows to the side, understairs storage cupboard and patio doors leading onto the seating area. Stairs lead to the mezzanine level.



KITCHEN AREA



LIVING AREA

3/ 7 PRINCES COURT, ROWCLIFFE LANE, PENRITH

MEZZANINE LEVEL (7'6 x 6'5) Velux light. This area could be utilised as a home office.



MEZZANINE LEVEL

BEDROOM (12'3 max x 11'8 max) Good size double bedroom with radiator, window and cupboard with hanging space.

BATHROOM Three-piece suite comprising of shower over bath, wash hand basin and low-level WC.



BEDROOM



BATHROOM

OUTSIDE Seating area. Parking permits available from Eden District Council.



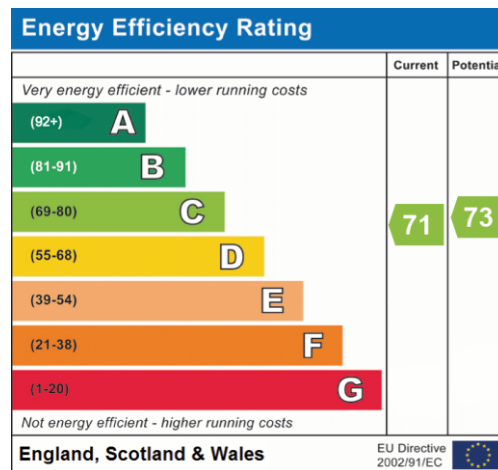
DOORS LEADING TO SEATING AREA

4/ 7 PRINCES COURT, ROWCLIFFE LANE, PENRITH

TENURE We are informed the tenure is Leasehold. 999 years from 1st March 1996.
Ground rent £25 per annum. Service Charge £176 per annum.
Insurance approximately £385 per annum.

COUNCIL TAX We are informed the property is in 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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

