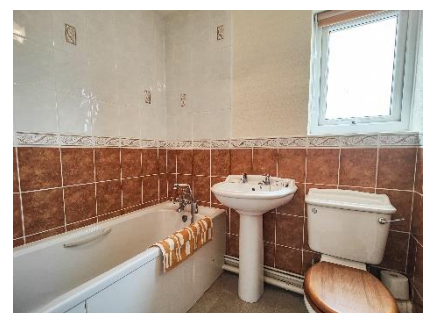


Cumbrian Properties

40 Glasson Court, Penrith



Price Region £115,000

EPC-C

First floor flat | Close to town centre
1 reception | 2 bedrooms | 1 bathroom
Residents parking & gardens | No chain

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 40 GLASSON COURT, PENRITH

A two bedroom, purpose-built, first floor flat situated in a popular residential area close to the town centre, an ideal first time purchase, downsizing option or buy to let investment. The well-presented accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. Outside there are communal gardens with drying areas and residents parking.

The accommodation with approximate measurements briefly comprises:

Communal entrance with staircase leading to the first floor and a UPVC double glazed front door into the apartment entrance hall.

ENTRANCE HALL Radiator, loft access and doors to all rooms.

LOUNGE (14'3 x 10'8) UPVC double glazed window to the front, radiator and gas fire.

KITCHEN (8'6 x 7'8) Fitted kitchen incorporating a built-in oven and hob with extractor hood above, single bowl sink unit, plumbing for washing machine, space for fridge freezer, tile effect flooring, shelved cupboard housing the boiler and UPVC double glazed window to the front.



LOUNGE



KITCHEN

BATHROOM Three piece suite comprising bath with shower attachment, low level WC and wash hand basin. Part tiled walls, radiator, tile effect flooring and UPVC double glazed window to the side.



BATHROOM

3/ 40 GLASSON COURT, PENRITH

BEDROOM 1 (11' x 10'8) Two UPVC double glazed windows to the rear and radiator.

BEDROOM 2 (8'7 x 7'9) UPVC double glazed window to the rear and radiator.



BEDROOM 1



BEDROOM 2

OUTSIDE Residents parking, communal drying areas and gardens.



EXTERNAL



OUTLOOK FROM THE LOUNGE

DIRECTIONS From Penrith town centre proceed south along King Street and on to Victoria Road. The turning for Glasson Court is to the left before the traffic lights.

4/ 40 GLASSON COURT, PENRITH

TENURE We are informed the tenure is Leasehold. 981 years remaining.
Ground Rent & Service Charge £330 per annum.

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.

