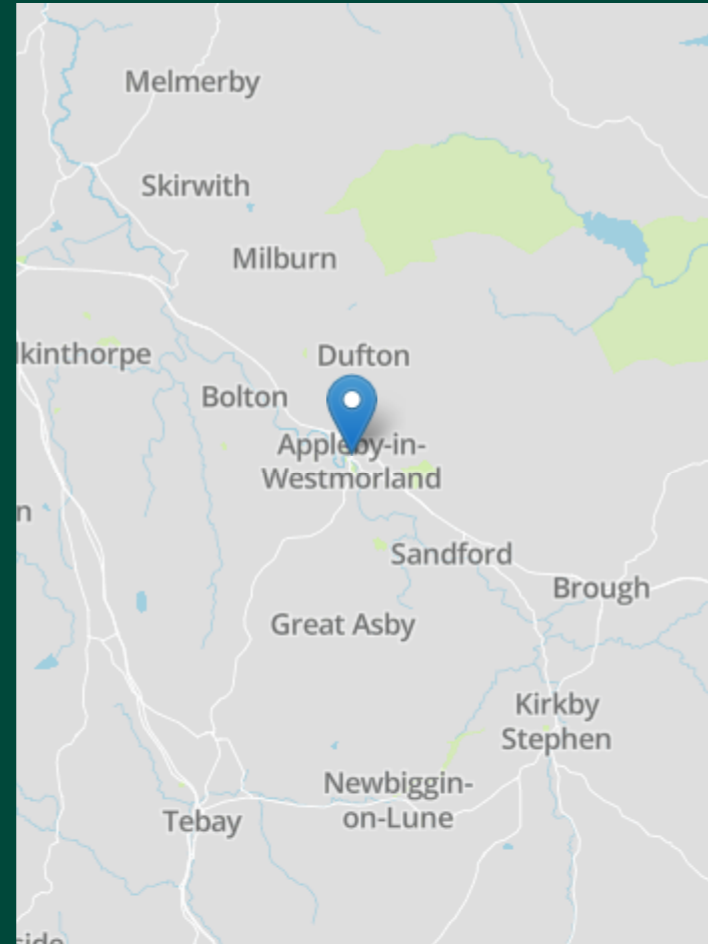


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Flat 1, Keith Grove, The Sands, Appleby-in-Westmorland, CA16 6XR

- Ground floor flat
- In need of refurbishment
- EPC rating D
- 2 double bedrooms
- Council Tax: Band B
- Garage & parking
- Tenure: leasehold

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- 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' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, public houses, restaurants, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

Flat 1, Keith Grove is a well proportioned ground floor flat in the centre of Appleby. Although now in need of some refurbishment, the property offers bags of potential.

Accommodation briefly comprises generous entrance hall, large lounge, kitchen, shower room and two double bedrooms. Externally there is a small front garden with offroad parking area and garage to the rear.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed UPVC door. With large storage cupboard, radiator and doors leading to all rooms.

Lounge

5.42m x 3.62m (17' 9" x 11' 11") Generous, dual aspect lounge with decorative coving, radiator and fireplace housing gas fire.

Kitchen

2.57m x 4.24m (8' 5" x 13' 11") A rear aspect room, fitted with a good mix 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 gas hob over, plumbing for washing machine and space for fridge freezer. Breakfast bar, two large storage cupboards, radiator and door leading out to the parking area.

Shower Room

Fitted with three piece suite comprising large shower cubicle with mains shower, WC and pedestal wash hand basin, radiator and twin, obscured front aspect windows.

Bedroom 1

3.49m x 3.92m (11' 5" x 12' 10") Rear aspect double bedroom with radiator and storage cupboard.

Bedroom 2

3.36m x 3.21m (11' 0" x 10' 6") Rear aspect double bedroom with radiator and built in wardrobe.

EXTERNALLY

To the front of the property, there is direct street access with a path leading to the front door with flower bed to the side. To the rear, there is offroad parking for one car and a good sized yard with a large garage.

Garage

Large garage with storage.

ADDITIONAL INFORMATION

Flooding

Please note - we understand the garage was subject to flooding in 2015, but the flat has never flooded.

Lease Information

The property is leasehold with the lease being in granted in 1986 for a period of 999 years with no additional charges payable.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. 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 Penrith take the A66 east, turning off at Appleby. Turn left at the T junction and follow the road under the bridges, and down the hill into town. Flat 1 Keith Grove is the first property on the left after Station Road and a 'For Sale' board has been erected for identification purposes.

