
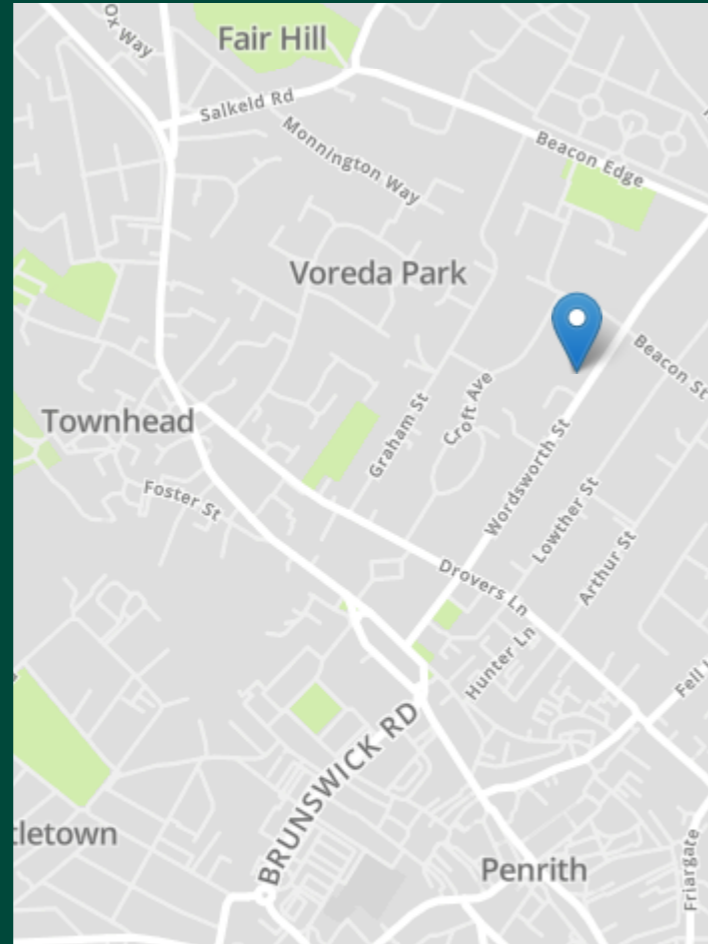
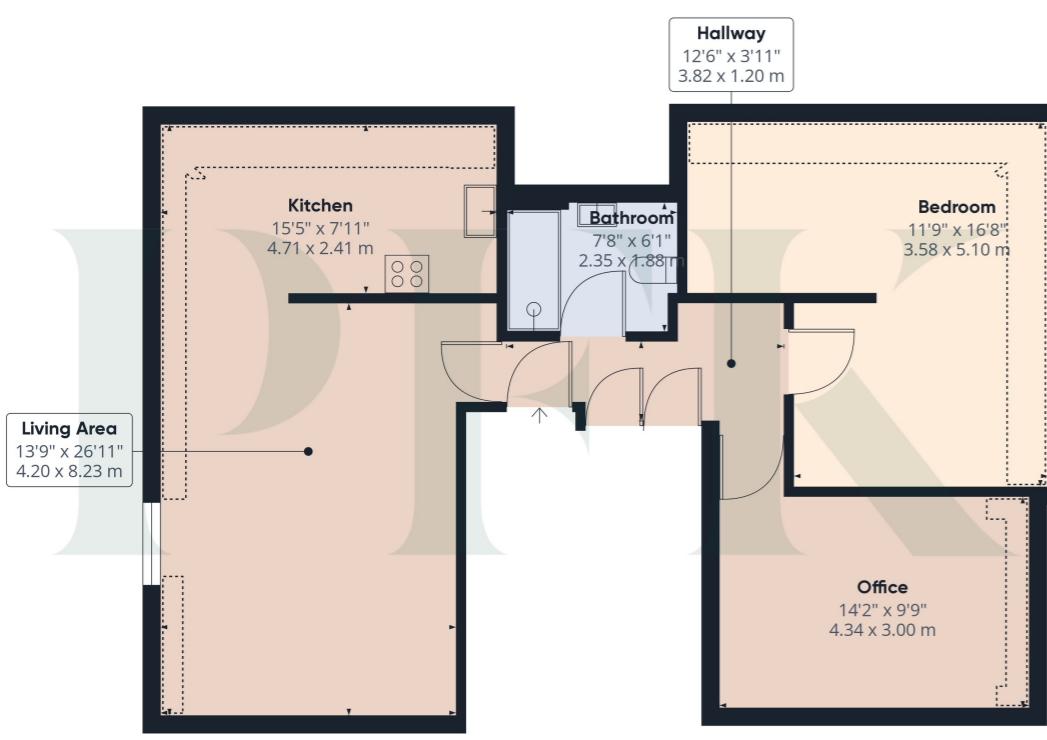



| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92+)                                       | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> |   |           |
| (69-80)                                     | <b>C</b> |   |           |
| (55-68)                                     | <b>D</b> |   |           |
| (39-54)                                     | <b>E</b> | 50  | 50        |
| (21-38)                                     | <b>F</b> |   |           |
| (1-20)                                      | <b>G</b> |   |           |
| Not energy efficient - higher running costs |          |   |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC  |           |







**Approximate total area\***  
879.64 ft<sup>2</sup>  
81.72 m<sup>2</sup>

**Reduced headroom**  
123.62 ft<sup>2</sup>  
11.48 m<sup>2</sup>

Excluding balconies and terraces

\* Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360




## 6 Forest House, Wordsworth Street, Penrith, Cumbria, CA11 7QX

- Spacious 2nd Fl Apartment
- Two Double Bedrooms
- Close to Town Centre
- Open plan Living/Dining Room
- Allocated Parking
- Communal Garden Areas
- Council Tax Band B
- EPC Rating E
- Tenure Leasehold + Share of Freehold

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## LOCATION

Wordsworth Street is conveniently located in the much sought after, New Streets Conservation Area, close to the town centre of Penrith with it's excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

## PROPERTY DESCRIPTION

A spacious, second floor two bedroom apartment located close to Penrith town centre with extensive views over the town and towards the surrounding fells. The property would make an ideal primary or second home but also has scope for residential letting.

Accessed via a communal entrance with intercom entry system and stairway up to this second floor apartment, the accommodation is bright and generously proportioned providing spacious hallway, large living/dining room with open plan access to a modern, fitted kitchen, shower room and two double bedrooms. Externally, there is allocated parking and communal garden areas.

Early viewing is highly recommended.

## ACCOMMODATION

### Communal Entrance Hallway

Accessed via intercom entry system. Stairway to first floor and second floors, and access to shared, storage cellar.

### APARTMENT 6 (on Second Floor)

#### Hallway

Space for small desk, wall shelving, radiator, access to loft space and and two, built in storage cupboards (with hanging rail and hooks).

#### Living/Dining Room

5.66m x 4.22m (18' 7" x 13' 10") Generously proportioned, light and airy room with dormer window to the front elevation overlooking the town and beyond toward the fells. Spotlighting, radiator and ample space for living and dining furniture. Open plan to: -

#### Kitchen

4.58m x 2.41m (15' 0" x 7' 11") max. A bright, modern kitchen with two Velux windows to the side elevation. Fitted with wall and base units, wooden worktop and upstand, stainless steel sink/drainage unit with mixer tap, four-burner gas hob, electric oven with splash back and extractor fan over, and integrated fridge and freezer. Radiator and space/plumbing for washing machine.

#### Bedroom 1

5.10m x 3.58m (16' 9" x 11' 9") Large, light and airy, double bedroom with Velux windows to the side and rear elevations. Two radiators.

#### Bedroom 2

3.00m x 4.34m (9' 10" x 14' 3") A double bedroom (currently used as an office) with Velux window to the rear elevation, and radiator.

#### Shower Room

2.36m x 1.87m (7' 9" x 6' 2") Fully tiled shower room with Velux window to side elevation. Fitted with three piece suite comprising double, shower cubicle with mains powered shower, WC and vanity wash hand basin with mixer tap and mirrored cabinet above. Wall mounted, chrome towel rail and wall mounted, Worcester boiler.

## EXTERNALLY

The property benefits from allocated parking space and use of communal gardens.

## ADDITIONAL INFORMATION

### Tenure & Charges

Property tenure is leasehold with a term of 999 years from 1st January 1990. The property owner also benefits from a 25% share of the property freehold.

A management committee is in place and a service charge of £50 per month is payable for maintenance of communal areas and gardens.

## SALE DETAILS

**Services:** Mains gas, electricity, water and drainage. Gas central heating and majority 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 our Penrith PFK office, head south along King Street (A6), taking a left turn by John Norris Outdoor shop. Follow this road onto Benson Row and continue straight over both mini roundabouts onto Meeting House Lane. At the next roundabout take the third exit onto Wordsworth Street, continue up this street where the property is found on your left hand side.

