

# Cumbrian Properties

## 6 Tun House, Brewery Lane, Penrith



Price Region £33,000

EPC-D

Third floor apartment | 25% shared ownership  
Open plan living | 2 bedrooms | 2 bathrooms  
Secure communal entrance | No onward chain

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## 2/ 6 TUN HOUSE, BREWERY LANE, PENRITH

**25% SHARED OWNERSHIP.** A two bedroom, two bathroom, third floor apartment sold on a 25% shared ownership basis is sold with the benefit of no onward chain and is situated in the heart of Penrith. The accommodation is offered in good decorative order throughout and briefly comprises secure communal entrance with staircase to the third floor, entrance hall, bathroom, 24' open plan lounge/dining/kitchen, two bedrooms and en-suite shower room. Externally there is allocated parking in the multi-storey car par. A perfect opportunity for the first time buyer looking for a property in the heart of Penrith.

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

**Secure communal entrance with staircase to the third floor with front door into the spacious entrance hall.**

**ENTRANCE HALL** Two storage cupboards, doors to open plan lounge/dining/kitchen, bedrooms and bathroom.

**BATHROOM** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled splashbacks, tiled flooring and radiator.



ENTRANCE HALL



BATHROOM

**OPEN PLAN LOUNGE/DINING/KITCHEN (24' x 12')** Two radiators and two double glazed windows to the rear.

**KITCHEN AREA** Fitted kitchen incorporating a four ring hob with oven below and extractor hood above, tiled splashbacks and a one and a half bowl sink unit with mixer tap.



OPEN PLAN LOUNGE/DINING/KITCHEN

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KITCHEN AREA

**BEDROOM 1 (19' x 8')** Double glazed window to the rear, radiator, storage cupboards and wardrobes, and door to the en-suite shower room.

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in shower, WC and wash hand basin. Radiator, tiled flooring and tiled splashbacks.



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (18' x 8'8)** Double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** Allocated parking in the multi-storey car park.

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**TENURE** We are informed the tenure is Leasehold. 99 years from December 2012.  
25% share - Rent £299.49 pcm. Service Charge £226.39 pcm.

**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.

