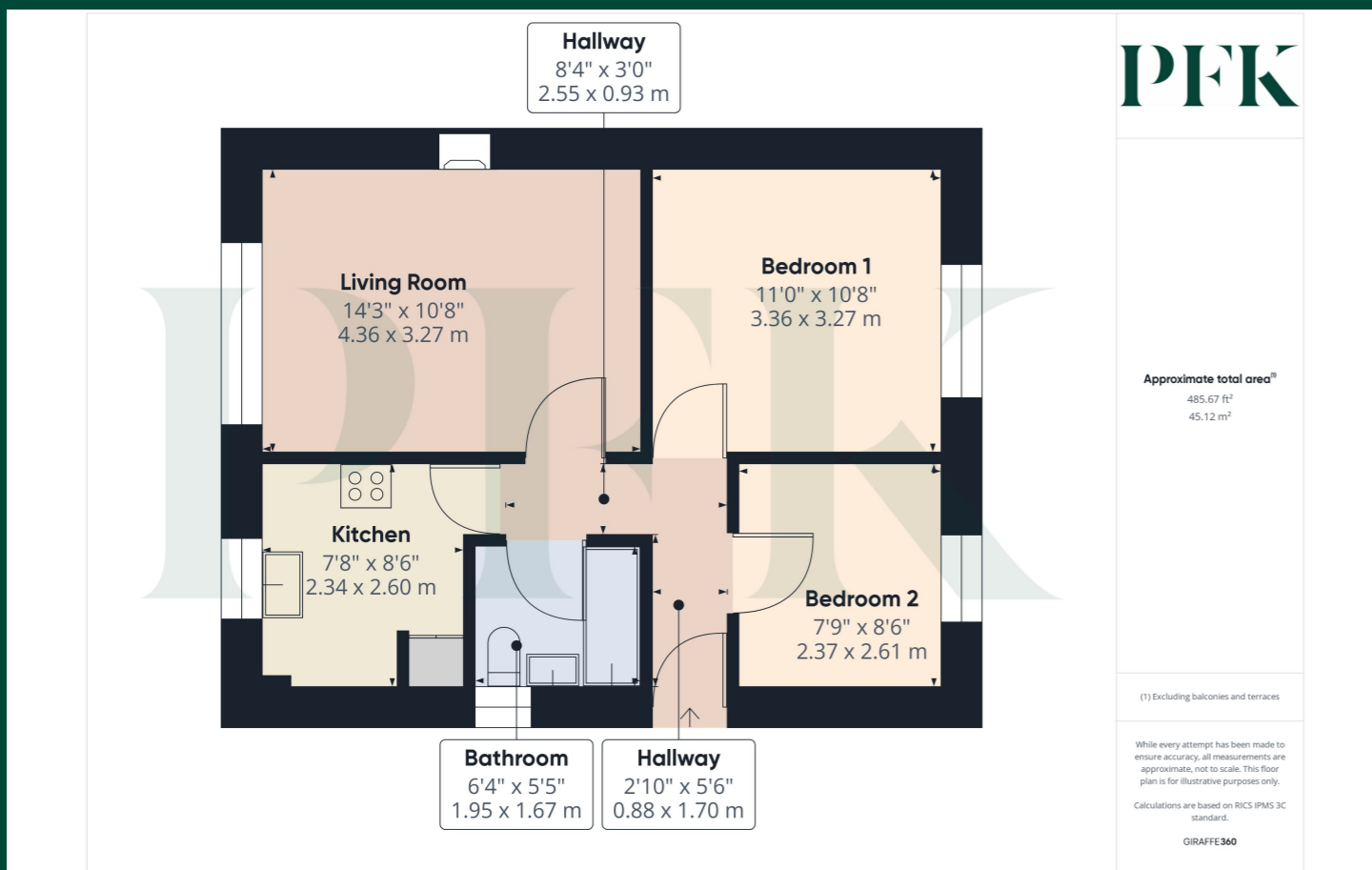


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## . 31 Glasson Court, Penrith, Cumbria, CA11 8HH

- Ground Floor Apartment
- Communal Garden Areas
- Tenure - Leasehold
- Two Bedrooms
- No Onward Chain
- Council Tax - Band B
- Convenient for Town Centre
- Parking
- EPC Rating - C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

Glasson Court is conveniently located close to the town centre of Penrith with its 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 within easy reach.

## PROPERTY DESCRIPTION

Glasson Court is a popular development of purpose built apartments conveniently positioned on the fringe of Penrith's town centre, within easy reach of all local amenities and with the benefit of shared external storage cupboard and communal parking and gardens. This is a ground floor apartment, modernised and upgraded and well worthy of your attention.

Accommodation briefly comprises entrance hallway, light living/dining room with feature fireplace housing electric fire, fitted kitchen, two bedrooms and a bathroom.

The apartment would make an ideal starter home, downsizing option or provide an income via a buy to let. Now available for sale with No Onward Chain.

## ACCOMMODATION

### Entrance Hallway

0.88m x 1.70m (2' 11" x 5' 7") Accessed via uPVC entrance door. Radiator.

### Living/Dining Room

4.36m x 3.27m (14' 4" x 10' 9") A good sized, bright, reception room with twin windows to front aspect, brass effect lighting fitting and sockets, radiator, TV point and feature fireplace housing electric fire.

### Kitchen

2.34m x 2.60m (7' 8" x 8' 6") Front aspect kitchen fitted with a range of wooden wall, base and display units with complementary work surfaces, tiled splash backs and stainless steel sink/drain unit with mixer tap. Space/point for freestanding gas cooker, space for under counter fridge and space/plumbing for under counter washing machine. Wall mounted boiler and useful built in, shelved larder cupboard.

### Bedroom 1

3.36m x 3.27m (11' 0" x 10' 9") Rear aspect, double bedroom with radiator.

### Bedroom 2

2.37m x 2.61m (7' 9" x 8' 7") Rear aspect bedroom with radiator.

### Bathroom

1.95m x 1.67m (6' 5" x 5' 6") Partly tiled bathroom fitted with three piece suite comprising bath with shower over (electric), WC and pedestal wash hand basin. Obscured window to side aspect and radiator.

## EXTERNALLY

### Parking

There is communal parking available within the development.

### Shared External Storage Cupboard

The apartment also benefits from a shared outside storage space which is situated in the area under the steps to the upper floor apartment.

### Communal Gardens

## ADDITIONAL INFORMATION

### Tenure & Service Charge

Tenure: leasehold with a term of 999 years from 1st October 2006. Service Charge: Currently £350 per annum for communal maintenance of the building and gardens, together with the building insurance etc. We understand this is paid until 1st March 2025.

### 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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 the Penrith PFK office, head south along King Street (A6), passing the John Norris outdoor shop, and continue straight ahead. Glasson Court can be found on the left hand side just before the traffic lights and turning into the the leisure centre.

