

# Cumbrian Properties

6a Lonsdale Terrace, Penrith



Price Region £145,000

EPC-E

First floor apartment | Rear garden  
1 reception | Two double bedrooms | 1 bathroom  
Well-presented throughout | Peppercorn lease

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## 2/ 6A LONSDALE TERRACE, PENRITH

This well presented, two double bedroom, first floor apartment benefits from electric heating, a cosy stove, and double glazing. The accommodation briefly comprises communal entrance, private entrance hall, and staircase leading to the first floor. The first floor offers a spacious dining lounge with stove along with a dining kitchen providing additional storage. To the second floor there are two double bedrooms, fitted wardrobes to the master, and a three-piece family bathroom. Externally, to the rear of the property, there is a low maintenance lawned garden enclosed by a traditional drystone wall.

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

**Front door into communal entrance hall with door and staircase to the first floor.**

### **FIRST FLOOR**

**LANDING** Electric radiator, doors to dining lounge and dining kitchen.

**DINING LOUNGE (17' x 15')** Double glazed timber framed windows to the front, electric radiator and inset fireplace housing a wood burning stove.



DINING LOUNGE

**DINING KITCHEN (15' x 10')** Fitted kitchen with one and a half bowl sink unit with mixer tap, electric oven and grill, induction hob with tiled splashback, plumbing for washing machine, electric radiator, tile effect vinyl flooring, double glazed timber framed window to the rear and walk-in storage cupboard.



DINING KITCHEN

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**SECOND FLOOR**

**LANDING** Velux window to the rear, built-in storage, doors to bedrooms and bathroom.

**BEDROOM 1 (15' x 11')** Electric radiator, built-in wardrobes and Velux windows to the front.



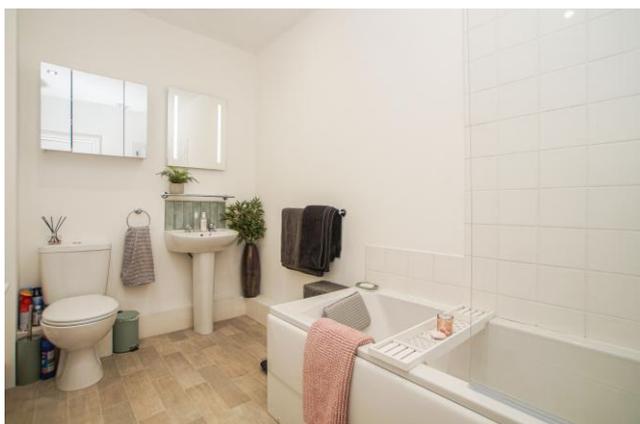
BEDROOM 1

**BEDROOM 2 (10'6 x 10')** Velux window to the rear and electric radiator.



BEDROOM 2

**BATHROOM (10' x 6'5)** Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Electric radiator, tiled splashbacks and tile effect vinyl flooring.



BATHROOM

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**OUTSIDE** Garden to the rear of the property with a dry-stone wall and elevated lawn. The neighbouring property has a right of way over here for access to their garden.



REAR GARDEN

**TENURE** We are informed the tenure is Leasehold. Peppercorn lease. No service charge.

**COUNCIL TAX** We are informed the property is Tax Band A.

**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.

