



1 bed flat to buy in CA11

Friargate, Penrith, Cumbria, CA11 7XT

£65,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Permit Parking parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ 24 Hour emergency response
- ✓ First floor 1 bedroom over 60's retirement flat
- ✓ Communal residents lounge, laundry room & maintained
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pele Court is a purpose-built independent living complex nestled in the vibrant town of Penrith offering the perfect blend of comfort and convenience. Exclusively for those aged 60 and over, this first-floor flat offers an idyllic lifestyle with no onward chain, ensuring a seamless transition into your new home allowing you to enjoy your retirement years to the fullest. Built by the renowned McCarthy and Stone, Pele Court is synonymous with quality and attention to detail. The property boasts a secure entry system and a 24-hour emergency response system.

The property is conveniently located close to lift access allowing easy mobility throughout the complex, providing peace of mind and independence.

Enter via the hall, which has a large cupboard containing the water tank, but also offering useful storage. There is a spacious living room/diner where you can unwind with a good book or host family and friends for a cosy gathering. The open layout provides flexibility in arranging your furniture, allowing you to personalise the space to your taste. Carpet flooring. Double glazed window to rear aspect. Adjacent to the living area, you'll find the kitchen. The compact kitchen is cleverly designed to maximise functionality without compromising on style. With modern appliances and smart storage solutions, it's a perfect space for preparing meals with ease, featuring integrated electric hob, oven and extractor with integrated fridge/ freezer. Stainless steel sink with mixer taps. Dark coloured worktops with wooden effect wall and base units. Part tiled with tiled flooring.

Large double bedroom with walk-in wardrobe. The generous walk-in wardrobe is thoughtfully designed to house your belongings neatly, ensuring everything is within easy reach. Carpet flooring. Double glazed window to rear aspect. The three-piece wet room is comprised of walk-in shower with grab rail, WC, basin with mixer taps and heated towel rail. Fully tiled.

Residents can also enjoy the communal areas, including a welcoming lounge where a variety of activities foster a sense of community and camaraderie among neighbours. It is a place to socialise with neighbours and participate in community activities such as the newly introduced exercise classes. You can enjoy the beautifully maintained gardens, ideal for a leisurely stroll, sitting in the sun, coffee with a friend or a quiet moment with a book. There are laundry facilities and a mobility scooter charging room. There is also a guest suite for visitors who wish to stay (additional charges apply) and a car parking permit scheme applies subject to availability. For more information check with the house manager who works there during office hours.

The annual service charge provides house manager, cleaning of communal windows, water rates for communal areas and apartments, electricity, heating, lighting and power to communal areas. 24-hour emergency call system, upkeep of gardens and grounds, repairs and maintenance to the interior and exterior communal areas, contingency fund including internal and external redecoration of communal areas, buildings insurance

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The town offers many cafes, restaurants, independent shops and leisure centre with good transport links including bus services, railway station with links to North and South and M6 motorway. Residents can embrace the vibrant lifestyle the town has to offer, with shops, cafes, and local amenities just a stone's throw away. Whether you're seeking a peaceful retreat or an active social life, Pele Court caters to all.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £425.00

Annual Service Charge Amount: £2,987.00

Price: Starting Bid £65,000

Property Type: Flat

Parking: Permit Parking

Year built: 2015

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Restrictions: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Kitchen 7' 9" x 7' 0" (2.36m x 2.13m)

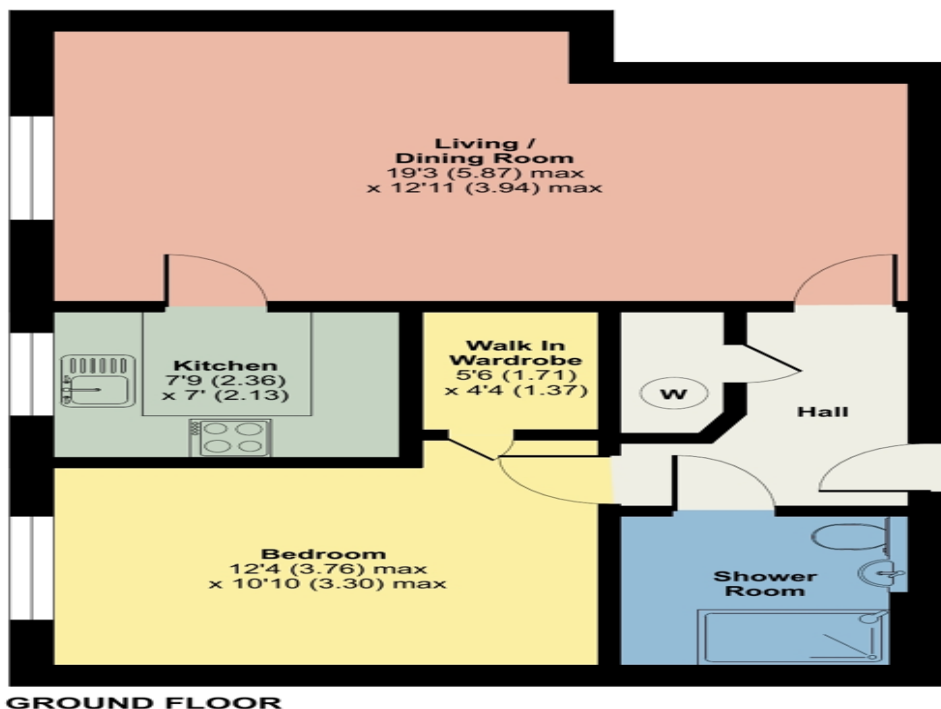
Living/ dining room 19' 3" x 12' 11" (5.87m x 3.94m)

Bedroom One 12' 4" x 10' 10" (3.76m x 3.3m)

Walk in Wardrobe 5' 6" x 4' 4" (1.68m x 1.32m)

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Approximate Area = 570 sq ft / 52.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1285006

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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