



## Bridge Lane

Flat 41, Woodlands, Bridge Lane, Penrith, Cumbria, CA11 8GW

A modern self-contained lift serviced two bedroom retirement apartment located within a purpose built complex close to Penrith town centre and benefitting from a range of residents' communal facilities and available personal care packages.

## Offers Over £125,000

### Quick Overview

Modern self-contained lift serviced retirement apartment  
Purpose built complex close to Penrith town centre  
Two bedrooms  
En-suite shower room  
Open plan living room / dining kitchen  
Communal residents' lounge, garden room and grounds  
Communal on-site parking  
Personal care packages available



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Ultrafast  
1000 Mbps



Communal on-site parking

Property Reference: P0275



Living Room/Dining Kitchen



Living Room/Dining Kitchen



Living Room/Dining Kitchen



Living Room/Dining Kitchen

A modern self-contained lift serviced two bedroom retirement apartment located within a purpose built complex close to Penrith town centre and benefitting from a range of residents' communal facilities and available personal care packages.

#### Accommodation

##### Ground Floor:

Lift Serviced Communal Entrance Hall

##### First Floor:

Entrance Hall | Living Room / Dining Kitchen | Bedroom 1 with En-suite Shower Room | Bedroom 2

##### Outside:

Communal grounds and car park.

##### Services

Mains water, electricity and drainage. Electric heating system.

##### Tenure

Leasehold with a 125 year lease from 1 September 2008.

##### Ground Rent

We are advised that the current annual ground rent is £668.41.

##### Service Charge

We are advised that the current monthly service charge is £298.39 to cover a range of services that are provided in connection with the running of the Methodist Homes (MHA) scheme, including staffing costs, repairs and maintenance of the communal areas.

##### Well Being Charge

We are advised that the current monthly well being charge is £311.77.

### Occupancy Conditions

Occupancy restrictions apply that allow the purchase of the property by persons of 55 years of age or over and disabled people (and/or dependant members of their families/spouses/partners/carers) in need of personal care. MHA ruling is usually 60 years unless the applicant is disabled.

Occupancy restrictions apply that allow the purchase of the property by persons who currently live or work within the administrative district of Eden and have done so for a continuous period of at least three years or have established and continuous links with the locality by reason of birth or long term immediate family connections or who have an essential need through age or disability to live close to those who have lived in the locality for at least three years.

### Council Tax

Band A.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Penrith town centre proceed south on King Street onto Victoria Road and then Bridge Lane where Woodlands is situated on the right before the petrol station.

### Price

Offers over £125,000 are invited.



Bedroom One



Bedroom One

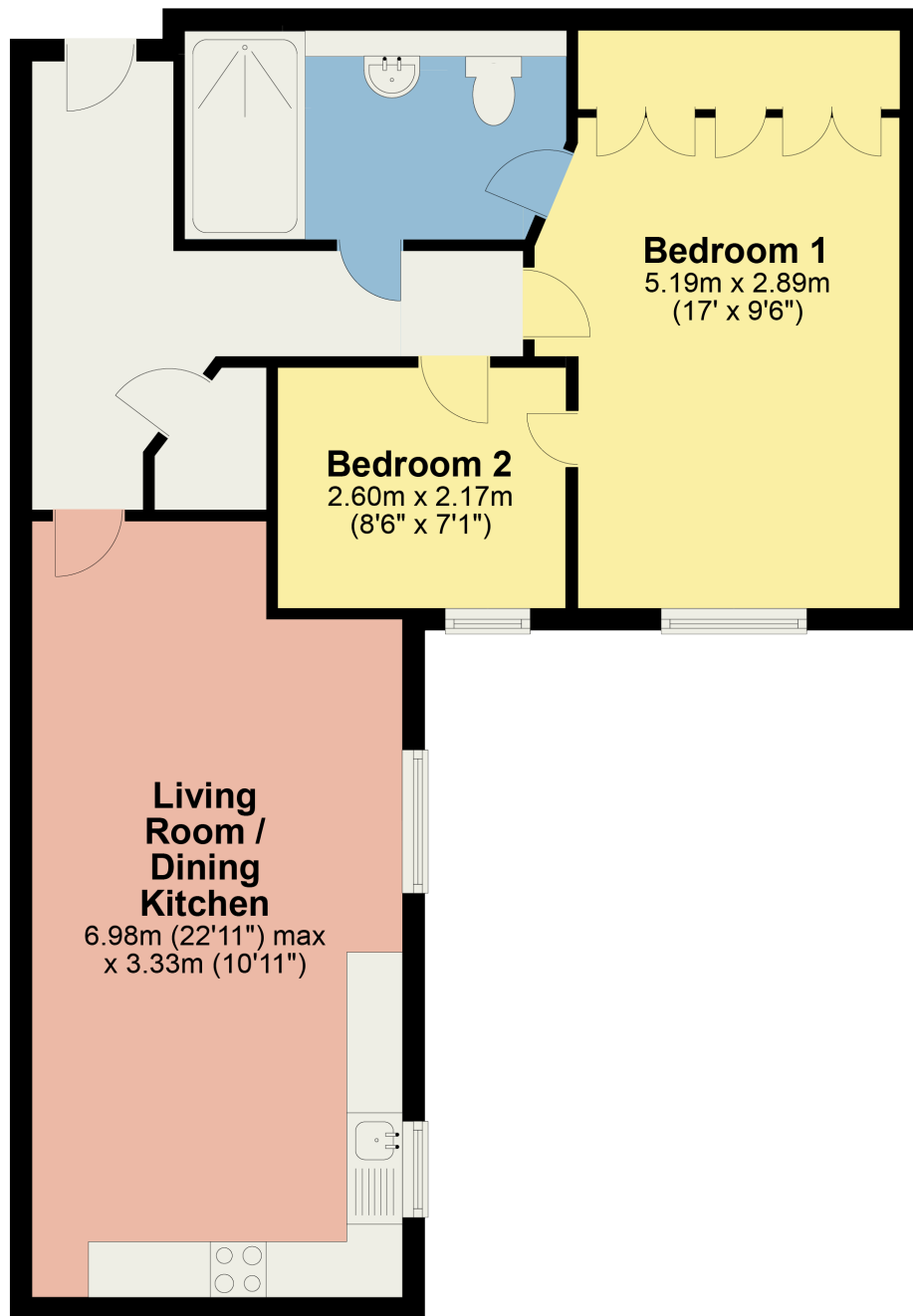


Bedroom Two



Bedroom Two

## Flat 41, Woodlands, Bridge Lane, Penrith, CA11 8GW



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: P0275

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