



## Penrith

£120,000

7 Albert Court, Brook Street, Penrith, Cumbria, CA11 7XH

Discreetly tucked away yet, situated in the heart of Penrith is this two bedroom stone built, first floor flat. The property briefly comprises of; 2 double bedrooms, lounge with feature curved brick wall and Juliet balcony, fitted kitchen, residents lift access and allocated parking.

Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys, bars and restaurants. The area offers many outdoor activities including woodland walks, equestrian pursuits, and golf course, which are very popular in the region. It's ideal location for those needing access to the M6, Penrith train station and local amenities with bus services running to surrounding areas.

Early viewings come highly recommended.

### Quick Overview

- 2 Bedroom flat
- First floor
- Spacious lounge with Juliet balcony
- Residents lift access
- Quiet town centre location
- High ceilings throughout
- No onward chain
- Allocated parking
- Resident's communal courtyard
- Broadband Speed - Superfast 80 Mbps



2



1



1



D



Superfast  
80 Mbps



Allocated  
Parking

Property Reference: P0339





Kitchen



Living/Dining Room



Living/Dining Room



Bathroom

## Location

Leaving the Cornmarket, head north-west on Albert Street towards Hunter Lane, turn left onto Hunter Lane and left onto Queen Street. Turn left onto Middlegate/ A6 and right onto A592, the property will be on the left.

## Property Overview

Discreetly tucked away yet, situated in the heart of Penrith is this two bedroom stone built, first floor flat. The property briefly comprises of; 2 double bedrooms, lounge with feature curved brick wall and Juliet balcony, fitted kitchen with Rangemaster cooker, while boasting high ceilings throughout, residents lift access and allocated parking.

The property consists of entrance porch, leading into the hallway with storage cupboard and carpet flooring. Spacious lounge with feature curved brick wall, fire place and surround with French doors onto the Juliet balcony, with views onto the communal courtyard to the front aspect. Leading from the lounge, is the fitted kitchen. The fitted kitchen includes Rangemaster cooker with ovens and extractor fan. Integrated fridge with freezer compartment. Stainless steel sink with mixer taps. Plumbing for a washing machine. Wooden effect wall and base units with pink / grey coloured worktops. Part tiled with vinyl flooring. Single glazed window to front aspect. Two double bedrooms, bedroom 1 is spacious in size with fitted wardrobes, carpet flooring and window to side aspect. Bedroom 2 is a small double bedroom with storage cupboard, carpet flooring and window to side aspect. Three piece family bathroom with shower over bath, WC and basin with hot and cold taps. Part tiled with carpet flooring. Single glazed window to side aspect.

The property benefits high ceiling throughout, communal courtyard garden, residents lift access and allocated parking.

## Accommodation with approx.. dimensions

### Entrance Hall

### Fitted Kitchen

10'7" x 8'0" (3.23m x 2.44m)

### Lounge

18'1" x 17'2" (max) (5.51m x 5.23m)

### Bedroom One

13'0" x 11'7" (3.96m x 3.53m)

### Bedroom Two

10'0" x 9'4" (3.05m x 2.84m)

### Bathroom

### Outside

Residents have access to a shared communal courtyard, with trees of different sizes and shrubbery



## Services

Mains electricity, mains water, mains drainage with mains gas. We have been advised the boiler was replaced in 2024.

## Council Tax

Westmorland & Furness Council  
Band A

## Tenure

Leasehold  
999 years remaining as of 1991  
We have been advised there is no Ground rent  
We have been advised the Maintenance varies between £1200 and £1800 p/a

## Broadband Speed

Superfast 80 Mbps available.

## Viewings

Strictly by appointment with Hackney & Leigh Penrith office

## Energy Performance Certificate Rating

The full Energy Performance Certificate is available on our website and also at any of our offices

## What3words Location

Classics.hooked.stitching

## Price

£120,000

## Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Communal Courtyard

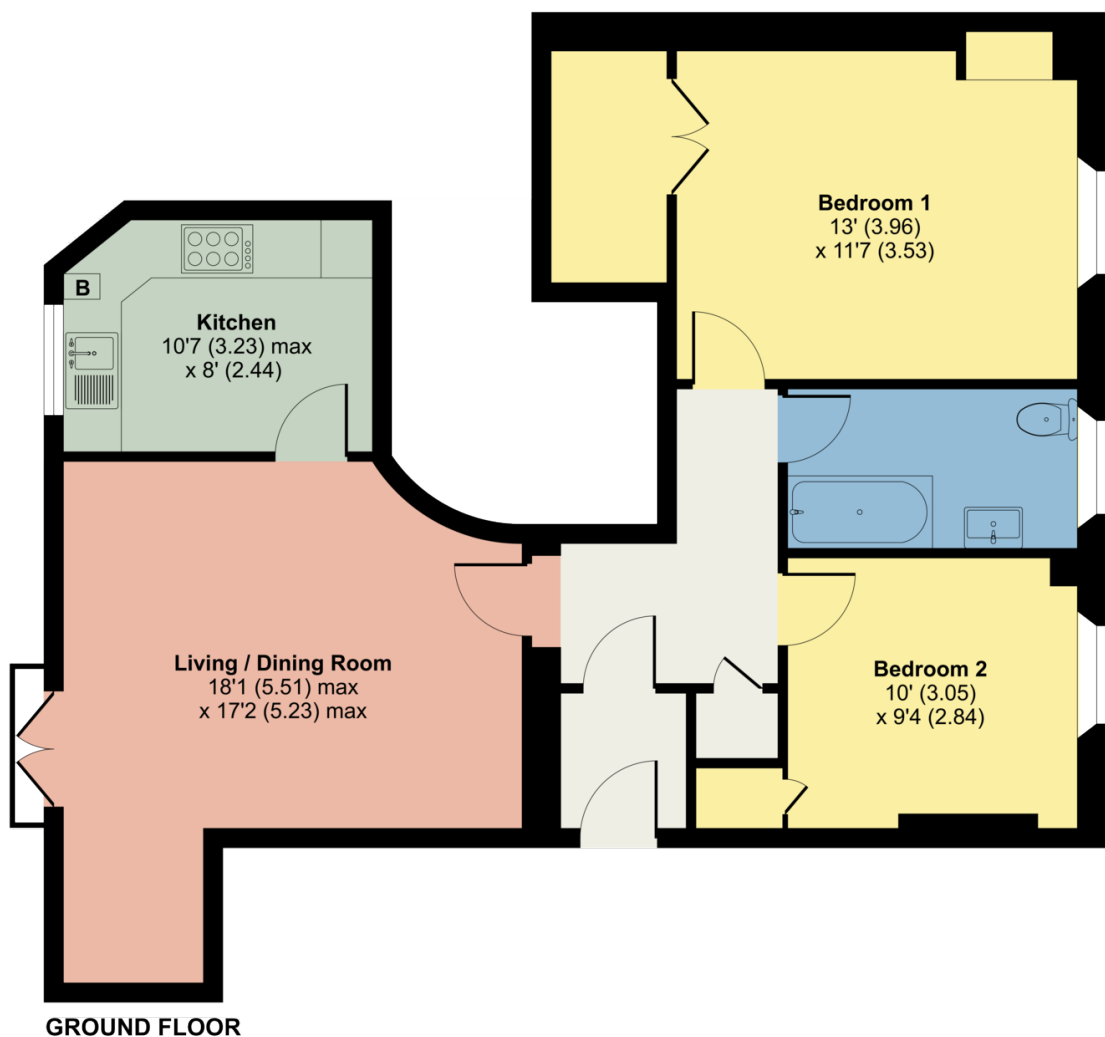


Allocated Parking

## 7 Albert Court, Brook Street, Penrith, CA11 7XH

Approximate Area = 764 sq ft / 70.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Hackney & Leigh. REF: 1152099

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/07/2024.

Request a Viewing Online or Call 01768 593593