



21 Manor Park, Carleton, Penrith, CA11 8AL

Guide Price £290,000

PFK



## 21 Manor Park

The property:

### **An Exceptional 3 Bedroom Ground Floor Apartment in the Exclusive Manor Park Development, Carleton.**

The opportunity to acquire a beautifully appointed 3 bedroom apartment within the sought after Manor Park, located in the desirable area of Carleton. Constructed to a high standard by the renowned local developer Cumbrian Homes, this exclusive development is among the final projects completed by the firm.

Offered to the market with no chain, this apartment is ideal for a wide range of buyers – from professionals to those seeking a low maintenance lifestyle.

The property offers well proportioned accommodation, finished to a high specification throughout. Features include underfloor heating, an integrated alarm system along with an elegant contemporary design. The layout comprises an entrance hall, a stylish open plan dining kitchen with integrated appliances and flowing seamlessly into the bright living area complete with a feature fireplace. There are three bedrooms, including an en suite shower room to bedroom 3 and there is an additional modern bathroom.



## 21 Manor Park

The property, continued..

Externally, the apartment benefits from a **garage and an allocated parking space**, and **secure electric gate access** into the development.

Beautifully maintained shared garden areas with lawn.

Situated in a highly regarded residential area, the property is conveniently placed for local amenities, transport links and access into Penrith.

Don't miss out on this opportunity to own a stunning property in a highly desirable location with all the amenities you need within easy reach.

### Communal Garden

Approached by a pathway to the front of the property with surrounding communal lawn and stocked border. There is a pathway to the side of the property that again takes you to a communal lawn area with rear aspect across the green.







## 21 Manor Park

Carleton, Penrith

Manor Park is an exclusive development located on the eastern fringe of the vibrant market town of Penrith. Tucked away, this desirable setting provides the perfect balance with easy access to Penrith's town centre amenities to include the railway station, whilst being moments away from the countryside and the breathtaking landscapes of the Lake District National Park.

**Council Tax band: C**

**Tenure: Leasehold**

**EPC Energy Efficiency Rating: B**

### Directions

21 Manor Park can be located using the postcode CA11 8AL or alternatively by using What3Words:///tapes.unloaded.shells





## ACCOMMODATION

### Entrance Hall

L shaped reception hall providing access to all rooms, coving to ceiling and cloaks rails.

### Lounge & Dining Kitchen

14' 1" x 24' 4" (4.29m x 7.41m)

#### Lounge Area

Bright reception room with feature recess housing a wood burning stove on marble hearth, coving to ceiling and 2 windows enjoying the aspect of the lawn to the rear.

#### Dining Kitchen

Modern range of wall, base and drawer units with work surface over. 1.5 single drainer sink unit with mixer tap. Integrated appliances to include: oven, grill, microwave, hob and extractor over, washer/dryer and dishwasher. Cupboard housing the Worcester boiler, tiled floor, coving to ceiling, display wine rack, breakfast/dining bar and window overlooking the rear aspect.

### Bedroom 1

14' 1" x 12' 10" (4.29m x 3.90m)

### Bedroom 2

10' 2" x 11' 3" (3.10m x 3.44m)

### Bathroom

7' 8" x 6' 10" (2.33m x 2.08m)

3 piece suite comprising; Jacuzzi style bath with shower attachment from taps, vanity wash hand basin with storage cupboard beneath, WC, heated towel, rail tiled floor, part tiled walls and opaque window to the side elevation.

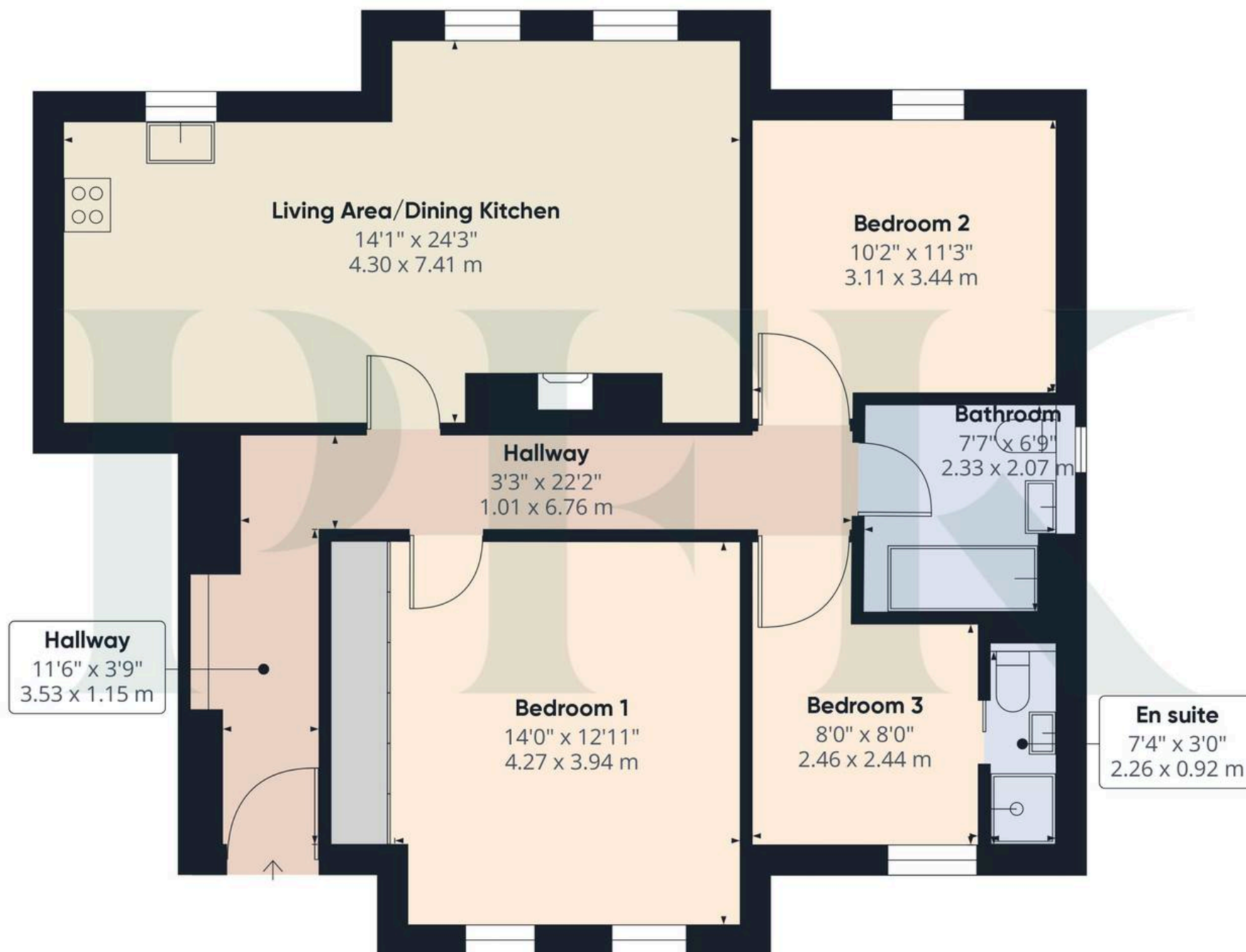
### Bedroom 3

11' 0" x 8' 0" (3.36m x 2.44m)

#### En suite

3 piece suite comprising; shower unit, wash hand basin with vanity cupboard beneath, WC, heated towel rail, extractor, shaver point and tiled floor.





Approximate total area<sup>(1)</sup>

897.92 ft<sup>2</sup>

83.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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ADDITIONAL INFORMATION

Services

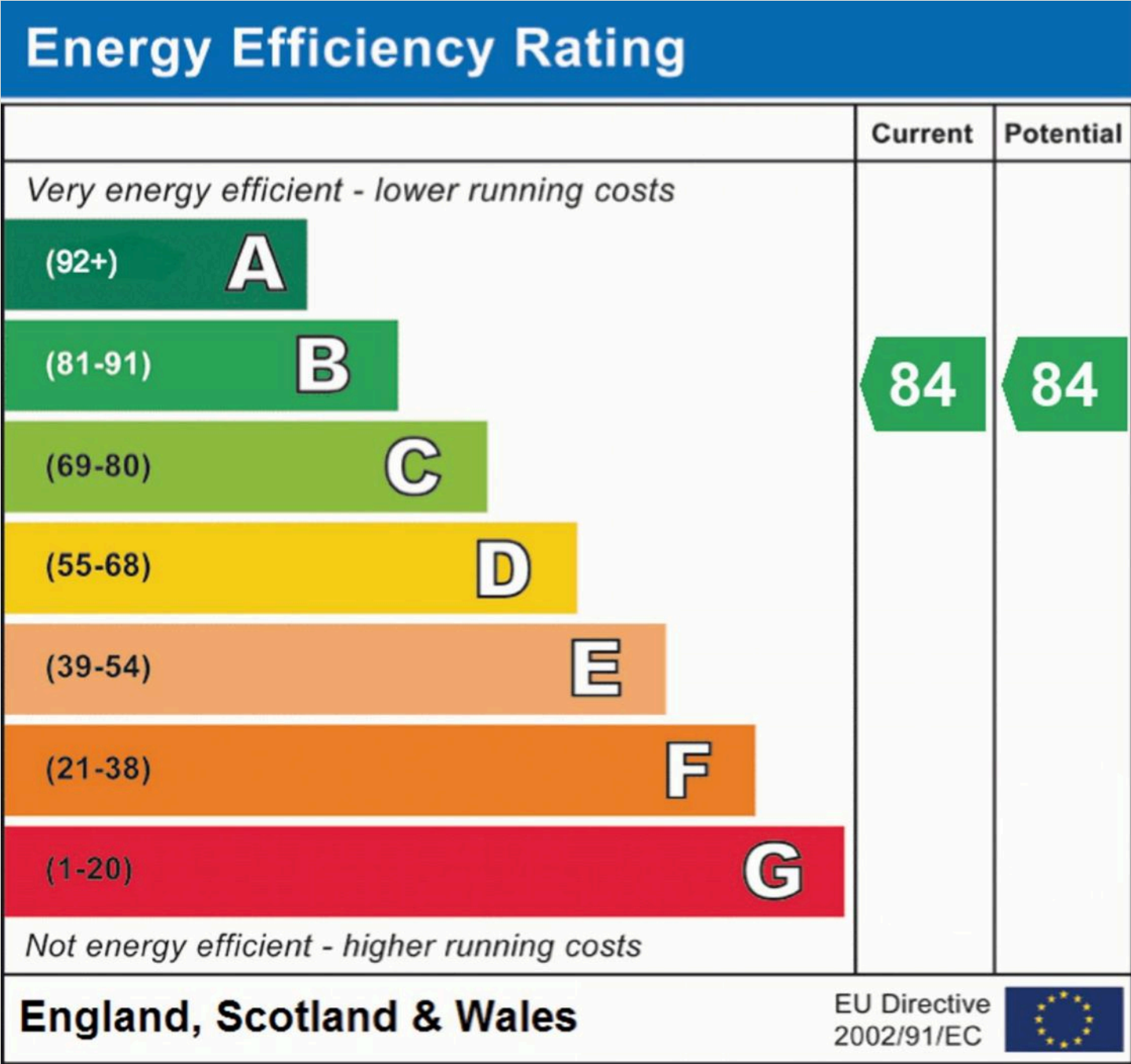
Mains electricity, gas, water & drainage; gas-fired central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Tenure & Management Charges

The tenure of the property is leasehold with a term from 29th November 2019 to and including 31st December 3017. The Service Charge & Reserve Fund = £1,187.15 PA (1/1/2025 – 31/12/2025) A copy of the original Lease is held on file and can be provided however we would remind all buyers to check with their appointed solicitor to confirm the up to date position in relation to the Lease, terms and charges.

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 2024 was £221.00; 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.







## PFK Estate Agents

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