



Bridge Lane

£100,000

Flat 56, Woodlands, Bridge Lane, Penrith, Cumbria, CA11 8GW

Discover the perfect blend of comfort and convenience in this modern, purpose-built second floor, over 55's, 2 bedroom apartment, nestled within a sought-after retirement complex close to Penrith, benefiting from a range of residents' communal facilities including communal lounges, conservatory and dining facility. Additionally there is a guest suite, assisted bathroom, communal gardens, parking facilities, hair salon, laundry and buggy store, with personal care packages available. Accessibility is a key feature, with lift access available to all floors, making this home suitable for all mobility levels. Whether you're downsizing or seeking a vibrant community atmosphere, this apartment offers an exceptional opportunity to embrace retirement living at its finest. The property is welcomed to the market with the added benefit, of no onward chain.

Quick Overview

- Second floor 2 bedroom over 55's retirement apartment
- Purpose built complex, close to Penrith town centre
- Personal care packages available
- No onward chain
- Communal residents lounge, garden room & grounds
- Lift Access
- Secure entry system
- Residents parking
- Ultrafast Broadband available



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Ultrafast
available



Residents
Parking

Property Reference: P0428



Kitchen



Open Plan Dining/ Living Room



Open Plan Dining/ Living Room



Bathroom

Residents of this delightful complex benefit from a range of communal amenities, where you can enjoy the beautifully maintained gardens, ideal for a leisurely stroll or a quiet moment with a book. The residents' lounge provides a welcoming space to socialise with neighbours and participate in community events with on-site parking ensuring convenience for both you and your visitors, while the secure entry system offers peace of mind. Personal care packages are available.

Upon entering, you are greeted by a welcoming hall that offers ample storage solutions, ensuring your home remains clutter-free. The heart of the apartment is the open plan kitchen, diner, and living room, a bright and airy space perfect for both everyday living and entertaining. The kitchen is equipped with integrated electric hob, oven and extractor. Stainless steel sink with hot and cold taps. Availability for free standing fridge/ freezer and washing machine. Cream coloured worktops with wooden effect wall and base units. Double glazed window to rear aspect. Part tiled with vinyl flooring.

Bedroom 1 is a tranquil sanctuary, featuring fitted wardrobes and direct access into the Jack and Jill En- suite. Double glazed window to rear aspect with carpet flooring. Bedroom 2 is a single bedroom, offering the flexibility for accommodating guests or transforming into a study or hobby room. Double glazed window to rear aspect. Carpet flooring. Three piece shower room with access into hall and Bedroom 1 featuring walk in shower, WC and basin with hot and cold taps. Assist grab rails, part tiled with vinyl flooring.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District and offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Hall

Kitchen/ dining/ living room 21' 5" x 11' 0" (6.53m x 3.35m)

Bedroom One 15' 4" x 9' 7" (4.67m x 2.92m)

En- suite Shower Room

Bedroom Two 8' 4" x 8' 0" (2.54m x 2.44m)

Property Information

Occupancy Restrictions

The age restriction for Woodlands is 55 or over, or for disabled people, and requires residents:-

1. To have either lived or worked in the Eden area for at least three years prior to the date of moving in, OR
2. To have established links with the area by reason of birth or long-term family links with the area, OR
3. To have a need because of age or disability to live near to those (not necessarily family) who have lived in the area for at least three years

Tenure

Leasehold

With a 125 year lease from 2008

Ground Rent

We are advised that the current annual ground rent is £532.68 p/a

Service Charge

We are advised that the current service charge is £662.56 per month which includes heating and water within the apartments

Agents Notes

We have been advised that on resale, Administration charges, and a Contingency Fund Contribution and/or a Sinking Fund contribution may apply.

Methodist Homes (MDA) is the operator

Services

Mains water, mains electricity and drainage. Underfloor electric heating system

Council Tax

Band A

Westmorland and Furness

Energy Performance Certificate

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

Broadband Speed

Ultrafast available

Directions

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

What3words Location

///quilt.data.folds

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£100,000

Anti-Money Laundering (AML) Regulations

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 One



Bedroom Two

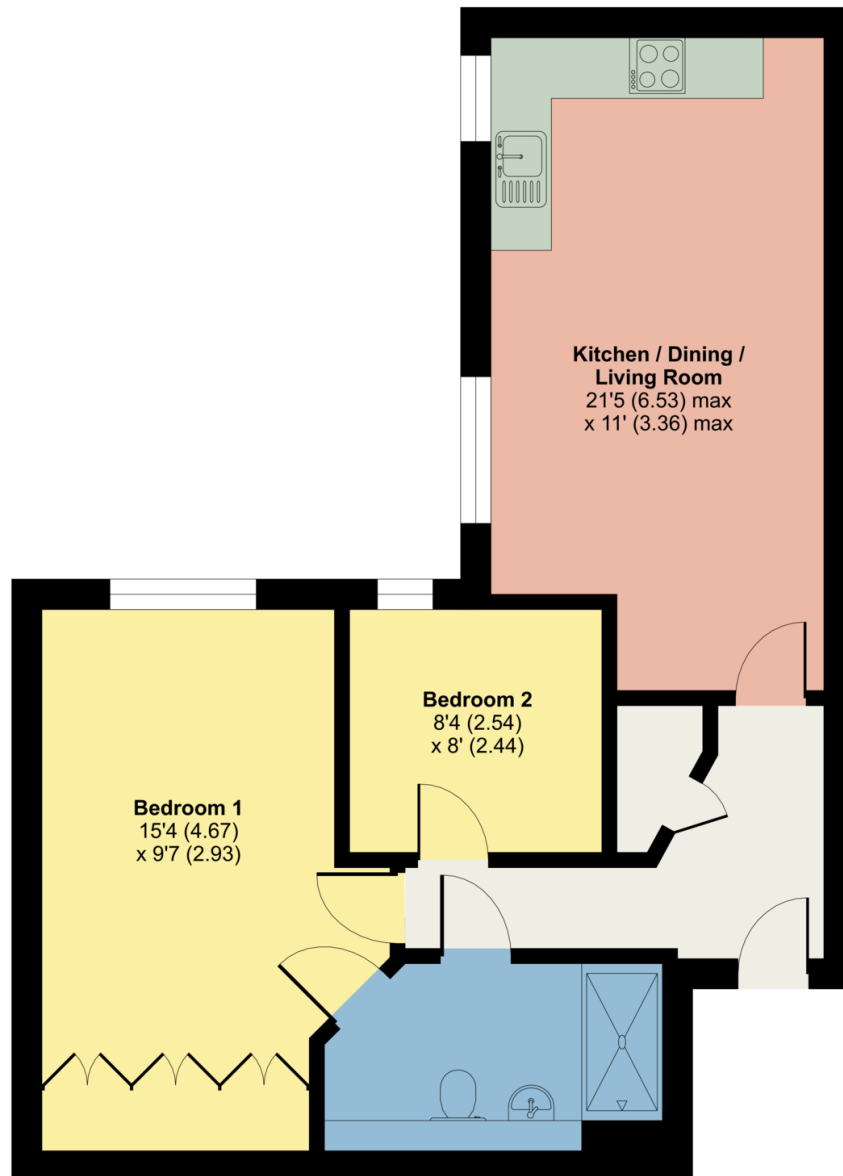


Communal Garden

Woodlands, Bridge Lane, Penrith, CA11 8GW

Approximate Area = 634 sq ft / 58.9 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1272997

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