



## Roper Street

£190,000

Apartment 50, Dutton Lodge, Roper Street, Penrith, Cumbria, CA11 8FY

Immaculately presented third floor home is offered with no onward chain and is ready for you to move in and start enjoying your next chapter. Conveniently located close to the lift, allows easy mobility throughout the complex, providing peace of mind and independence. Residents of this Over 60's modern complex, which was completed in March 2023, can enjoy the communal areas, including a welcoming lounge where a variety of activities foster a sense of community and camaraderie among neighbours. Whether you're seeking a peaceful retreat or an active social life, Dutton Lodge caters to all preferences.

Upon entering, you are greeted by a welcoming entrance hall with storage cupboard and carpet flooring. Leading from the hallway into the living room, bedroom and shower room.

### Quick Overview

Third floor 1 bedroom over 60's retirement apartment

Service charges paid up until 1<sup>st</sup> June 2026

No onward chain

Communal residents lounge, garden room & grounds

Lift Access

Secure entry system

Ultrafast broadband available



1



1



1



B



Ultrafast  
broadband  
available

Property Reference: P0448



Kitchen



Living/ Dining Room



Kitchen



Living/ Dining Room

The spacious living/dining room is 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. Electric fire and surround. Double glazed window to rear aspect, bringing in lots of natural light while providing views of the Beacon in the distance. Carpet flooring

Adjacent to the living area, you'll find the fitted 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 Zanussi electric hob, oven and extractor with integrated fridge/ freezer and washing machine. Stainless steel sink with mixer taps. Light cream and grey coloured worktops with light grey coloured wall and base units. Part tiled with laminate flooring.

The home boasts a generously sized double bedroom complete with fitted mirrored wardrobes, offering ample storage space and a touch of elegance. Double glazed window to rear aspect. Carpet flooring. Three piece shower room with double shower, WC and basin with vanity unit. Heated towel rail and grab rail. 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 with a ample shops, cafes, and local amenities just a stone's throw away. Good transport links including bus services, railway station with links to North and South and M6 motorway.

#### Accommodation with approx. dimensions

##### Entrance Hall

**Kitchen** 7' 9" x 7' 3" (2.36m x 2.21m)

**Living/ dining room** 18' 6" x 10' 6" (5.64m x 3.2m)

**Bedroom** 19' 4" x 9' 2" (5.89m x 2.79m)

##### Shower Room

#### Property Information

##### Tenure

Leasehold

With a 999 year lease from 1st February 2020. A full copy of the Lease is available upon request

##### Agents Notes

In order to purchase this property, the buyer must have a minimum age of 60 years

##### Ground Rent

We are advised that the current annual ground rent is £575 p/a

##### Service Charge

We are advised that the current service charge is £300 per month includes the building insurance, window cleaning, communal ground maintenance, cleaning to communal areas etc and water. A full breakdown is available upon request



### Services

Mains water, mains electricity and drainage. Electric heating

### Council Tax

Band B

Westmorland and Furness

### EPC

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

### Broadband Speed

Ultra fast available

### Directions

From Penrith, follow King Street/ A6, turning left onto Roper Street. The property will be on the left hand side

### What3words

///hush.toads.persuade

### Viewings

By appointment with Hackney and Leigh's Penrith office

### Price

£200,000

### 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 (inc. 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 (inc. vat).



Bedroom



Bedroom



Shower Room

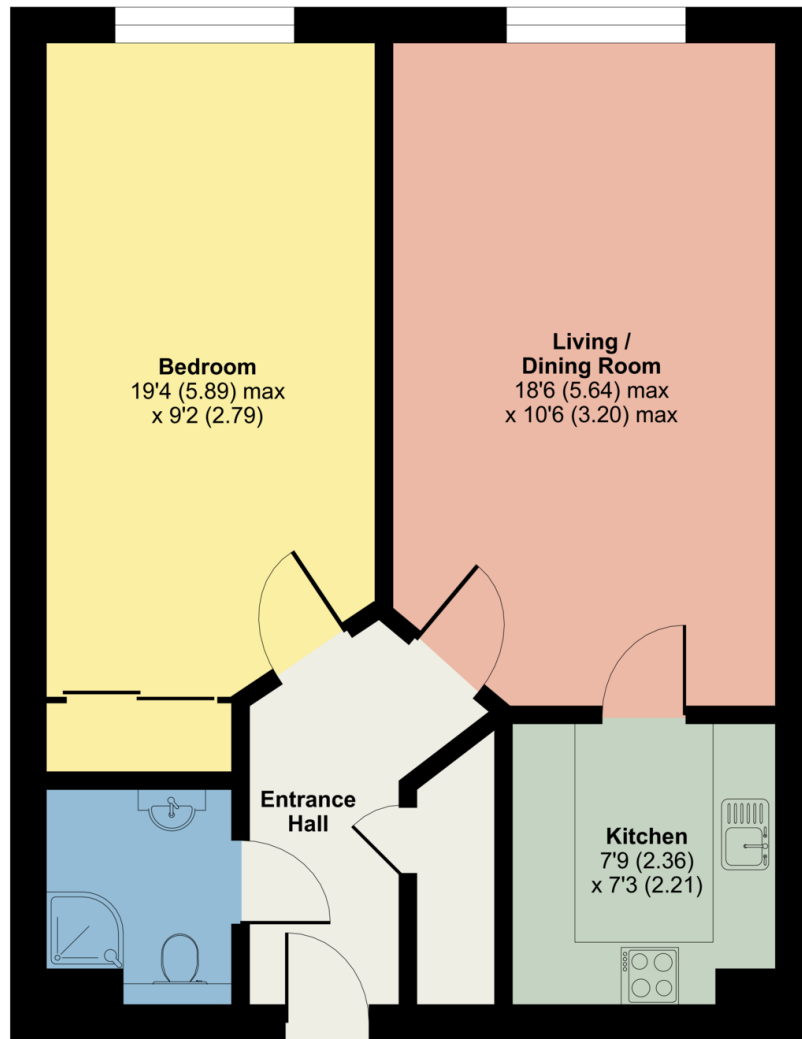


Front Aspect

# Dutton Lodge, Roper Street, Penrith, CA11 8FY

Approximate Area = 545 sq ft / 50.6 sq m

For identification only - Not to scale



THIRD FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Hackney & Leigh. REF: 1290665

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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 20/05/2025.

**Request a Viewing Online or Call 01768 593593**