



Penrith

£150,000

Flat 1, Ashley Court , Alexandra Road, Penrith, Cumbria, CA11 9AN

Location is key and this home delivers. Situated within walking distance to the town centre, with easy access to schools, shops, dining and transport links, making commuting and daily errands a breeze. As you step into the entrance hall, you'll immediately notice the secure entry system, providing peace of mind and ensuring a safe environment for you and your loved ones.

The impressive living/ dining room, complete with elegant bay window allows natural light to flood in, and is the ideal room for relaxation. Residents can also enjoy the low maintenance communal garden, offering a peaceful retreat for a quiet moment with a book. Additionally, there is allocated off-street parking available, providing enough space to comfortably fit 2 vehicles.

Quick Overview

2 bedroom ground floor flat

Secure entry system

Spacious living/ dining room with bay window

Walking distance to town centre

Close to local amenities and transport links

Long lease

Share of freehold

Communal garden

Allocated parking space for 2 vehicles

Broadband available



2



1



1



D



Ultrafast
available



Allocated
parking

Property Reference: P0496



Kitchen



Living Room



Living Room



Living Room

The spacious living/dining room is a highlight of this home, featuring a beautiful bay window that bathes the room in natural light. This inviting space is perfect for relaxing after a long day or entertaining guests, offering a warm and welcoming atmosphere. Adjacent to the living room is the fitted kitchen, where its efficient layout ensures that everything you need is within easy reach, making meal preparation a breeze. Featuring integrated 4 ring electric hob, oven and extractor, with availability for a washing machine and tumble dryer. Stainless steel sink with hot and cold taps. Cream coloured worktops with ample white coloured wall and base units. Double glazed window to side aspect. Part tiled with laminate flooring.

Bed room 1 is a double bedroom, offering ample space for relaxation with a double glazed bay window to front aspect, bringing in lots of natural light. Carpet flooring. Bedroom 2 is a good sized single bedroom with double glazed window to front aspect. Laminate flooring. Three piece family bathroom comprising of, shower over bath, WC, basin with hot and cold taps and heated towel rail. Double glazed window to side aspect. Part tiled with vinyl flooring. The hallway, equipped with two handy storage cupboards, offers ample space to keep your home organised and clutter-free.

The residents of Ashley Court have the added benefit of access to the charming communal area, boasting grassed lawn and fir tree boundary. There is also an allocated parking space providing space for 2 vehicles.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen

9' 1" x 6' 6" (2.77m x 1.98m)

Living Room

12' 9" x 14' 10" (3.89m x 4.52m)

Bedroom One

10' 1" x 14' 7" (3.07m x 4.44m)

Bedroom Two

7' 7" x 11' 1" (2.31m x 3.38m)

Bathroom

Property Information

Tenure

Leasehold

We have been advised the Freehold is 1/6 owned by each of the flat owners

The term is 999 years from 1st February 1991

Ground Rent

We have been advised there is a peppercorn rent on the first day of July in each year

Service Charge

We have been advised the Service Charge is £500 p/a

Management Company Information

Ashley Court Management

Council Tax

Band B

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Electric heating

Energy Performance Certificate

Band D

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

Directions

From Penrith head south-east on Corn market/ A592 towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout, take the 1st exit onto Cromwell Road/ B5288. Slight right onto Howard Street. Turn left onto Alexandra Road. The property will be on the right hand side

What3words Location

///meanings.mavericks.testing

Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money laundering

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 One



Bedroom One



Bedroom Two



Bathroom



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