



## Penrith

**£130,000**

38 Newton House, Newton Road, Penrith, CA11 9FY

Welcome to a lifestyle of comfort and independence in this immaculately presented second floor apartment, exclusively designed for those over 55. Situated in a prime location, this home combines modern amenities with serene living, ensuring every moment in your new home is a delight. Additionally, the complex is pet friendly and being sold with no onward chain. This property is available on a 75% Shared Ownership property with Housing 21 owning a 25% share.

Community life thrives here, with a friendly residents' lounge and on-site café that serves as a hub for socialising and participating in community events. Whether you're catching up with neighbours or joining in on organised activities, this space fosters a sense of camaraderie and belonging, or immerse yourself in the meticulously maintained gardens and simply enjoy a moment of peace surrounded by lush greenery.

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 *Ultrafast broadband available*

 *Residents parking*

Property Reference: P0459

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)



Kitchen



Kitchen Diner/ Living Room



Living Room



Bedroom One

The apartment is perfectly positioned close to lift access, offering easy mobility throughout the complex, while, safety and security are paramount, with a touch screen video door entry system and highly trained staff available on-site 24/7. Additionally, residents have the luxury of a dedicated car park, laundry room, hair salon and assisted bathing suite.

Step into a spacious hall, complete with a convenient storage cupboard, leading you into the heart of the home. The open-plan kitchen/ diner/ living room create a welcoming space, perfect for entertaining or simply relaxing. The double glazed Juliet balcony offers breathtaking views over Penrith and the distant Pennines, providing a picturesque backdrop to your daily life. The modern kitchen comprises of, integrated electric hob, oven and extractor with a availability for a washing machine and fridge/ freezer, both are included in the sale. Stainless steel sink with mixer taps. Dark coloured worktops with ample wall and base units. Partial splashback with laminate flooring.

Bedroom 1 is a haven of tranquillity and light, featuring 2 double glazed windows, with one providing views of The Beacon. Bathed in natural sunlight, this spacious room offers a serene escape, perfect for unwinding after a long day. With direct access to both the hall and a modern en-suite, convenience and privacy are at your fingertips. Bedroom 2 is a charming single with a practical storage cupboard, cleverly housing the boiler. Double glazed window to rear aspect. This three-piece wet room comprises of a sleek shower area providing a refreshing start to your day, low-level basin, WC and heated towel rail. Safety and peace of mind are paramount, with an emergency pull cord installed for immediate assistance if ever needed.

For those with a love for animals, pets are warmly welcomed, making this a truly inclusive environment. Stay connected with complimentary Wi-Fi in the communal areas and enjoy the vibrant community atmosphere.

Outside immerse yourself in the meticulously maintained gardens and simply enjoy a moment of peace surrounded by lush greenery, while the residents' car parking ensures your vehicle is always close at hand.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The town offers many local amenities including, cafes, restaurants, independent shops and doctors' surgery. Good transport links including bus services and railway station provide links to North and South and M6 motorway. There is a bus stop outside Newton House for town access.

#### Accommodation with approx. dimensions

##### Entrance Hall

##### Kitchen/ diner/ living room

22' 11" x 10' 2" (6.99m x 3.1m)

##### Bedroom One

14' 4" x 11' 1" (4.37m x 3.38m)

##### Wet Room En-suite

##### Bedroom Two

9' 8" x 7' 0" (2.95m x 2.13m)

## Property Information

### Tenure

Leasehold

We understand the property has a term of 999 years from 1st April 2021. The Freehold is owned by Housing 21, who are also the management company. The lessee and occupants must be 55 years of age or older

### Agents Notes

Should the Leaseholder own 75% share in the property then no rent will be paid. There are other Terms and Conditions contained within the lease. A copy of which is available upon request. This is a 75% Shared Ownership property with Housing 21 owning a 25% share

### Service Charge

We are advised that the current service charge is £344.98 per month. This is reviewed annually

The Core support/wellbeing charge is approximately £124.80 per month

### Services

Mains water, mains electricity and drainage. Gas central heating

### Council Tax

Band B

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

### Directions

From Penrith, head towards Corn Market/ A592 and at the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the next roundabout, take the 1st exit onto Cromwell Road/ B5288. The property will be on the left hand side

### What3words Location

///tenders.relax.attending

### Viewings

Strictly by appointment with Hackney & Leigh

### 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 (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 Two



Wet Room



Residents Lounge



The Property



Approximate total area<sup>(1)</sup>  
60.2 m<sup>2</sup>  
647 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 06/02/2026.

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