

5 SMITHY COURT,
GREYSTOKE, PENRITH

Edwin
Thompson



5 SMITHY COURT, GREYSTOKE, PENRITH, CUMBRIA, CA11 0TY

Brief Résumé

Immaculate newly refurbished ground floor two bedroomed apartment with garage in the delightful and well served village of Greystoke. 5 miles from Penrith and M6 motorway, 13 miles from Keswick. Ideal for both owner occupation or for letting purposes. Viewing essential.

Description

This purpose built ground floor apartment is presented as new, having just been totally refurbished with all new fixtures and fittings, carpets and floor coverings etc. The well-proportioned accommodation comprises an entrance lobby, leading into the hall, generous living room, newly fitted and equipped kitchen and bathroom, and two bedrooms. Nearby is a garage and space for additional parking. The property has Economy 7 electric heating and new uPVC double glazing. This is a rare opportunity to acquire a property which is so well presented, ready to move into, and therefore easily maintained.

Greystoke is well positioned between Penrith and Keswick offering easy access by car to the two towns, together with Junction 40 of the M6 Motorway, and is right on the doorstep of the Lake District National Park. Greystoke itself is a most attractive village which has a range of facilities including a village



primary school, church, shop and post office, public house etc. Penrith, just 5 miles away offers an excellent range of shops, supermarkets, sports and leisure facilities, and schooling.

Location

On entering the village from the south (A66) proceed to the centre of the village and bare left in front of the Boot and Shoe pub, and Smithy Court will be found on the corner of the next left hand turning.

Accommodation:

Entrance Lobby

uPVC entrance door leading into reception lobby with internal white panelled door into:

Hall

Electric night storage heater, large understairs cupboard with automatic light, hot water tank cupboard with pressurised hot water system and overhead storage cupboard, white panelled doors to rooms.



Living Room

Night storage heater, Adams style mantelpiece, uPVC double glazed windows to the front.

Kitchen

Newly fitted wall and base units with contrasting work surfaces and worktop lighting, easy-clean upstands, Lamona electric hob and oven with cooker hood above, spaces for fridge and washing machine, one and a half bowl stainless steel sink with mixer tap, electric night storage heater, uPVC double glazed side entrance door, and uPVC double glazed window to the rear.

Bedroom 1

Electric panel heater, uPVC double glazed window to the side.

Bedroom 2

Electric panel heater and uPVC double glazed windows to the side.

Bathroom

Panelled bath with shower above and glass shower screen, wc, washbasin with contemporary mirror having integral lights above, chrome ladder style



electric radiator with timer control, extractor fan, overhead electric fan heater, tiled walls and floor.

Outside

Communal garden areas to the rear.

Garage

Close by to the rear is a terrace of garages, one garage available to each apartment with up and over door, and additional ancillary parking.

Services

Mains electricity, water, and drainage are connected. Economy 7 electric heating.

Council Tax

The Valuation Office website identifies the property as being within Band 'A', and the Eden District Council website shows the rates payable for the year 2016/17 as being £1,103.93.



Tenure

The vendor has advised that the property is freehold. We have also been informed that the Smithy Court Residents Association has recently handed over management to an external Agency, and we are advised that each of the eight flats in Smithy Court will pay a share of the management fee, currently equivalent to £67.50 per flat per annum. In addition a service charge is payable of £100 per annum and a block insurance policy covering buildings insurance also currently costs each apartment £402.44 per annum.

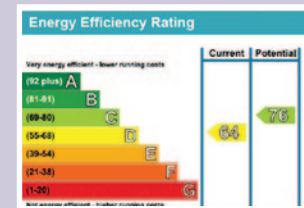
Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

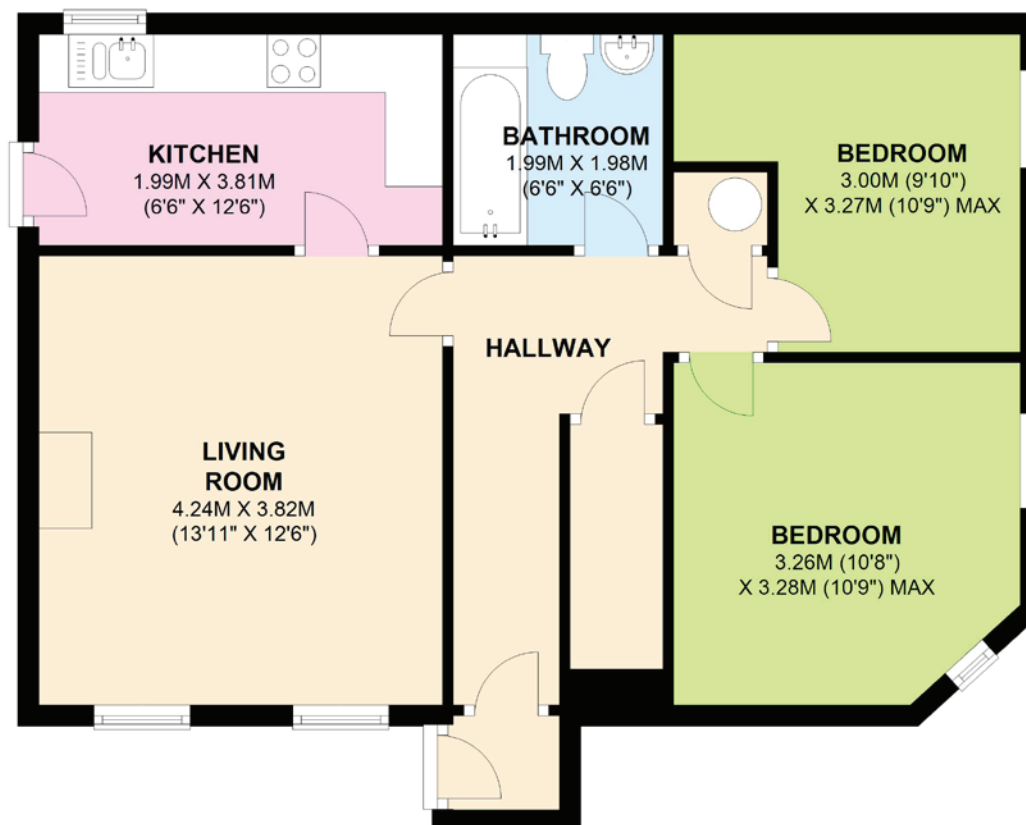
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GROUND FLOOR

APPROX. 60.6 SQ. METRES (651.9 SQ. FEET)



TOTAL AREA: APPROX. 60.6 SQ. METRES (651.9 SQ. FEET)

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in January 2017.