

**WILKES
GREEN
HILL**

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Letting Agents

4 Penbury House, Beacon Edge, Penrith, CA11 7BD



- **Exceptional First Floor Apartment in an Exclusive Development**
- **Situated on the Desirable Beacon Edge**
- **Beautiful and Spacious Accommodation Circa 1230 Sq Ft**
- **Living Room + Integrated Dining Kitchen**
- **3 Double Bedrooms, 2 En-Suite Shower Rooms + Bathroom**
- **Under Floor Heating + Fully Double Glazed**
- **Garage with Automatic Door + Parking Space**
- **Beautiful Shared Gardens with Patio Area**
- **EPC C**

Price £345,000

This exceptional first floor apartment, located on the desirable Beacon Edge, offers modern, stylish and spacious accommodation comprising: Shared Central Hallway, Hallway, Living Room, Dining Kitchen with Integrated Appliances, 3 Double Bedrooms, 2 En-Suite Shower Rooms + a Bathroom. Outside there is a Private Parking Space, a Garage with an Automatic Door and a Beautifully Landscaped Garden with Patio. The property also benefits from Underfloor Central Heating via a Condensing Boiler and Full Double Glazing.

Apartments of this calibre are rare to the market and we recommend early inspection.

Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts onto Fell Lane. Follow Fell Lane to the top of the hill and turn left onto Beacon Edge. Penbury House is the first drive on the left.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The vendor informs us that the property is leasehold (with a share of the freehold) the lease being 999 years from 1st January 2008. There is no ground rent payable and the approximate annual service charge is £1200. The council tax band is band E

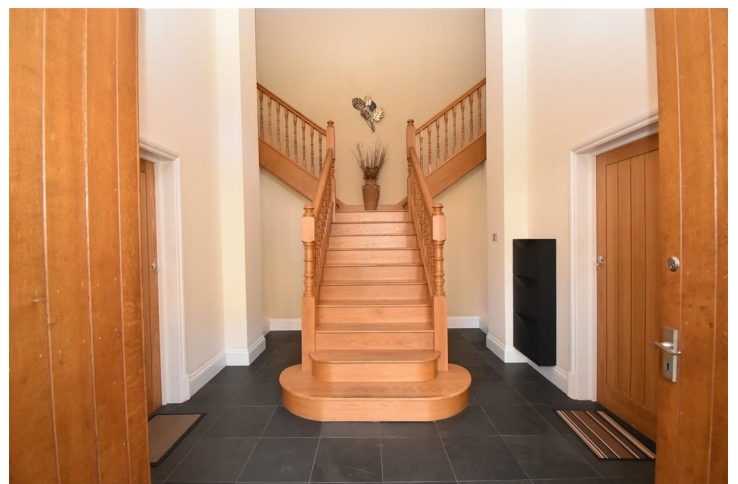
Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through double wooden doors to a communal hallway with an oak staircase to the landing and an oak door to the;



Hall

Having plaster coving and recessed lights to the ceiling, underfloor heating, a security entry phone and oak doors off. A recessed cupboard houses the MCB consumer unit.

Living Room 17'10" x 14'6" (5.44 x 4.43)

Four double glazed sash windows look out over the front garden. A living flame gas fire is set on a black granite hearth with a marble surround. There is plaster coving to the ceiling, underfloor heating, a TV aerial point, telephone point and a 5 amp lighting circuit.



Dining Kitchen 14'4" x 13'1" (4.37m x 3.99m)

Fitted with a range of olive and white fronted wall and base units with a single piece composite work surface incorporating a 1 1/2 single drainer sink with mixer tap and matching splash back. There is a built in Electrolux halogen hob with an extractor hood. A wall unit has an integrated larder fridge and freezer and a built in AEG microwave oven. There is integrated dishwasher and a cupboard with plumbing for a washing machine. A built in airing cupboard houses a Worcester gas fired condensing combi boiler providing the hot water and central heating. The flooring is wood effect laminate and the ceiling has two automatic double glazed Velux roof lights with electric blackout blinds and there are recessed LED lights.



Bedroom One 17'0" x 12'2" (5.19 x 3.71)

Two double glazed sash windows face to the rear and there is underfloor heating. The ceiling is plaster coved and there is a 5 amp lighting circuit, a telephone point and a walk in wardrobe with lights also has a ceiling trap with a drop down ladder to the insulated and part boarded loft space with lighting.



En- Suite 4'3" x 8'8" (1.31 x 2.66)

Fitted with a wash basin with cabinets below, a toilet with a concealed cistern and a cupboard above and a large step in shower area with a clear glass side, mosaic tiled floor and a mains fed shower over. The walls are mostly tiled, the floor is tiled with underfloor heating and there are recessed halogen down lights. There is a shaver socket, an extractor fan and a chrome heated towel radiator.

**Bedroom Two 14'9" x 11'3" (4.5 x 3.44)**

Two double glazed sash windows face to the rear, the ceiling is coved and there is underfloor heating, a telephone point and a 5 amp lighting circuit.

**En-Suite 6'6" x 6'3" (1.99 x 1.93)**

Fitted with a wash basin with cabinets and drawers below, a toilet with a concealed cistern and a cupboard above and a large step in shower area with a clear glass side, and mosaic tiled floor and a mains fed shower over. The walls are mostly tiled, the floor is tiled with underfloor heating and there are recessed halogen down lights. There is a shaver socket, an extractor fan, a chrome heated towel radiator and a double glazed sash window.

**Bedroom Three 11'7" x 10'0" (3.55 x 3.06)**

Currently used as an office, a double glazed sash window faces to the front and the ceiling is coved, there is underfloor heating, a telephone point and a 5 amp lighting circuit.

Bathroom 8'0" x 5'8" (2.44 x 1.75)

Fitted with a bath having centre mounted taps with a hand held shower, a circular wash basin with pillar taps and a cabinet below and a toilet with a concealed cistern. The ceiling has recessed halogen down lights and sun pipe and the floor is tiled with underfloor heating. There is a wall mounted television, a shaver socket, an extractor fan and a chrome heated towel rail.

**Outside**

Penbury House is approached along a shared drive with an automatic gate to a block paved drive and parking area, which also gives access to the;

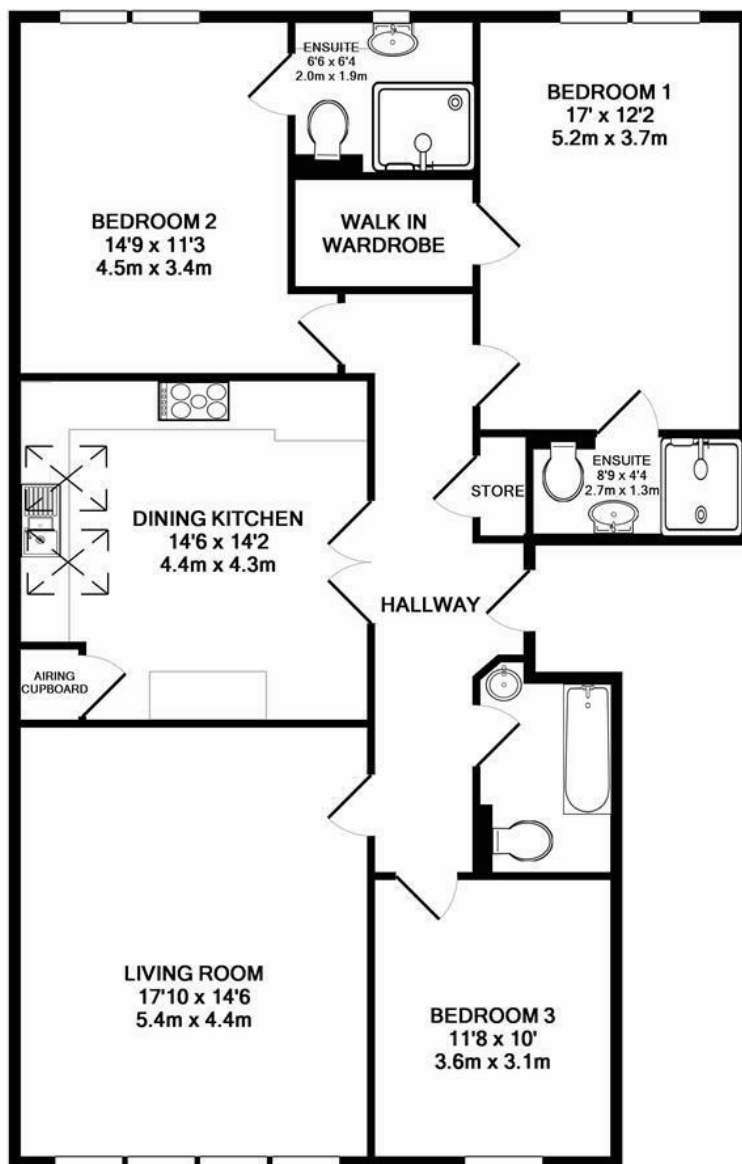
Garage 17'10" x 10'5" (5.45 x 3.19)

Being at the left end of the block and having an automatic up and over door, lights and power points



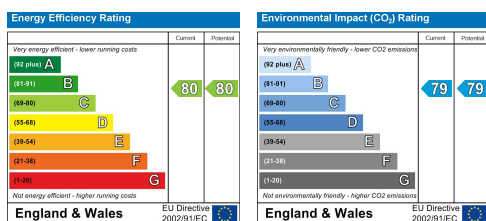
There is a lovely landscaped garden across the front of the building which is used by all the residents of Penbury House, with lawns, well stocked flower and shrub borders and a patio area.





TOTAL APPROX. FLOOR AREA 1231 SQ.FT. (114.3 SQ.M.)

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