



HUTTON COURT, BENSON ROW, PENRITH

GUIDE PRICE £82,000

A MODERN ground floor apartment situated close to the town centre and with the benefit of a DESIGNATED PARKING SPACE to the rear. The accommodation briefly comprises communal entrance, hall, bathroom, open plan kitchen/sitting room and double bedroom.. Ideal investment property

- Ground Floor Apartment
- One Bedroom
- Parking
- Council Tax Band A
- EPC Rating C

Directions

From the centre of Penrith, head up Sandgate, turn right at the mini roundabouts into Benson Row, Hutton Court is on the left hand side.

Access

Via a glazed door with security entry phone and through a private door to the;

Entrance

Having a wall mounted consumer unit, telephone intercom and doors off.

Open Plan Lounge/Kitchen

w: 11' 8" x l: 19' 9"

3.56m x 6.02m (measurement's include the units) Fitted with a range of base and wall units. Space for fridge and plumbing for a washing machine. Integrated electric oven and hob with extractor over. Stainless steel single drainer sink set in laminate work surfaces and tiled splash backs. Storage cupboard and airing cupboard. Laminate breakfast bar opening to the lounge. Sliding patio doors to the rear aspect, radiator and gas fire.

Bedroom

w: 8' 10" x l: 13' 3"

2.70m x 4.04m Window to the rear aspect, fitted wardrobes, radiator and wall mounted combi-boiler.

Shower Room/WC

Fitted with a WC and hand wash basin in vanity unit and thermostatic shower in enclosure. Tiled walls and extractor hood.

Outside

There is an allocated parking space, shared drying area and bin store.

Tenure

The tenure of the property is leasehold. The vendors have advised us that the lease runs 99 years from 11th May 1984 (58 years remaining)

A service charge of £405 is payable every 6 months which covers monthly cleaning of the communal area and maintenance of the grounds including shrub beds, health and safety inspections, general repairs, communal electricity, buildings insurance and administration

Services

Mains water, gas, electricity and drainage. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Valuation

If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

Viewings

Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750.

Agents Note

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Location

Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools. There are 6 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 2 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. Carlisle 18 miles and easy access to the M6 and rail links.



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Arnison Heelis Estate Agents



GROSS INTERNAL AREA
 TOTAL: 38 m²/412 sq.ft
 FLOOR 1: 38 m²/412 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

FLOOR 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.