



Castle Court Castlegate, Penrith, CA11 7JB

Guide price £320,000





# Castle Court Castlegate

Penrith, CA11 7JB

- Development of 6 residential flats arranged over ground, first and second floor
- Sold with vacant possession
- A mixture of one and two bedroom flats with one studio flat
- Offers are invited
- Excellent links to Penrith train station and nearby road links
- Available immediately
- Previous rental yield of circa £30,000 per annum with opportunity to increase
- Fantastic investment opportunity
- Situated close to Penrith town centre and associated amenities

This prime investment opportunity comprises six residential flats arranged over ground, first and second floors in a highly sought-after location close to Penrith town centre. The property benefits from excellent transport links, being within walking distance of Penrith Train Station and offering great access to the M6 and A66 for the Northern Lake District.

Previously generating a rental income of circa £30,000 per annum with scope for increase, the development offers a versatile mix of accommodation including one studio flat alongside a combination of one and two bedroom flats, with some enjoying attractive views of Penrith Castle and Castle Park. With immediate availability and proven rental demand in this established Cumbrian market town, the property represents an excellent opportunity for investors seeking an income-generating residential portfolio with strong growth potential.

The convenient location provides tenants with easy access to town centre amenities including shops, restaurants and local services, ensuring continued appeal in the rental market. Offers are invited for this fantastic investment opportunity.

## Directions

What3words location: [///crumple.trams.jiffy](https://www.what3words.com/#!/crumple.trams.jiffy)



### Flat 1

Flat 1 is on the right on the ground floor, has a kitchen dining/living space, bedroom and shower room.

### Flat 2

Flat 2 is found on the left on the ground floor and has an entrance hall, lounge/diner, bedroom, shower room, kitchen, access to the basement and access to the rear yard.

### Flat 3

Flat 3 is found on the first floor and has a lounge/diner, kitchen, two bedrooms and bathroom.

### Flat 4

Flat 4 is found on the first floor and is a studio flat with kitchen, living, dining and bedroom in the main area and a bathroom.

### Flat 5

Flat 5 is found on the second floor has a lounge/diner, kitchen, two bedrooms and a bathroom.



### Flat 6

Flat 6 is found on the second floor and has a lounge/diner, kitchen, bedroom and shower room.

### Location

Located on Castlegate's upper section, the property sits near Penrith Castle, with select flats enjoying views of the castle ruins and Castle Park. Within walking distance of the train station, supermarkets, and town centre.

### About Penrith

An affluent market town on the northeastern edge of the Lake District (population 16,701), Penrith offers excellent connectivity via Junction 40 of the M6 and the A66, linking to the Lake District, Scotch Corner, and the A1(M). The railway station provides direct West Coast Line services to Glasgow, Carlisle, and London Euston (approximately 3 hours).

A popular tourist destination, Penrith serves as a gateway to the Lake District National Park and Yorkshire Dales. The town features comprehensive retail amenities including Sainsbury's, Booths, Morrisons, Aldi, M&S Food, Boots, and WHSmith.

### Services

It is understood that the site is connected to mains electricity, gas, water and drainage/sewerage systems.

Heating to the flats is via electric panel heaters and hot water is provided by immersion.

It should be noted that the services have not been tested and therefore prospective purchasers should make their own enquiries.



### EPC Information

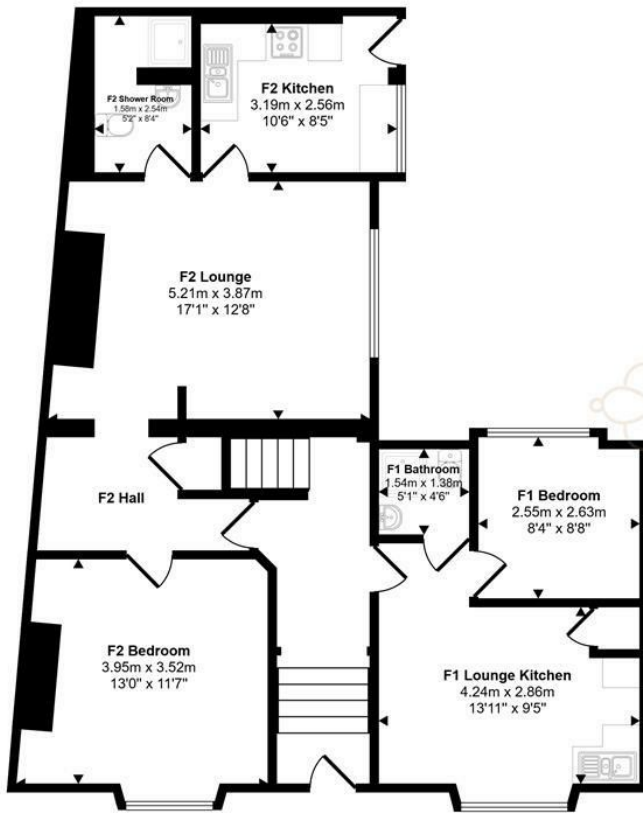
The flats have been assessed individually, with ratings shown below:

- Flat 1 - C
- Flat 2 - E
- Flat 3 - E
- Flat 4 - E
- Flat 5 - E
- Flat 6 - E

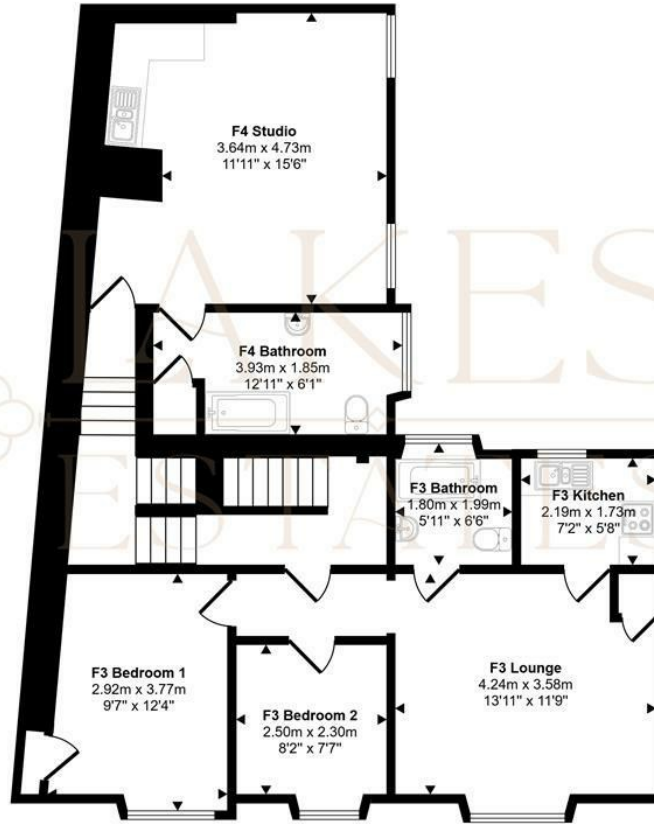
### Council Tax Information

- Flat 1 - A
- Flat 2 - A
- Flat 3 - A
- Flat 4 - A
- Flat 5 - A
- Flat 6 - A

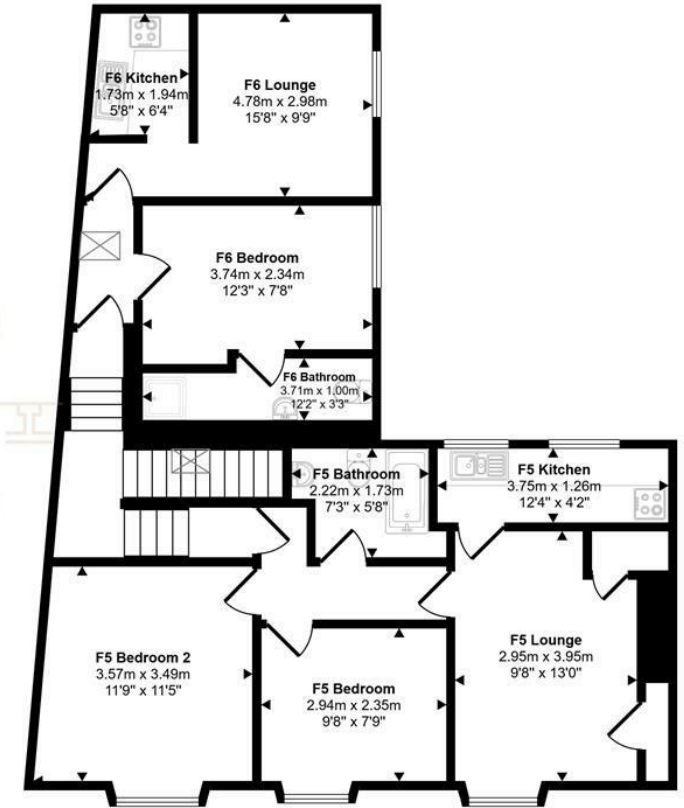
Approx Gross Internal Area  
276 sq m / 2976 sq ft



Ground Floor  
Approx 90 sq m / 974 sq ft



First Floor  
Approx 95 sq m / 1024 sq ft

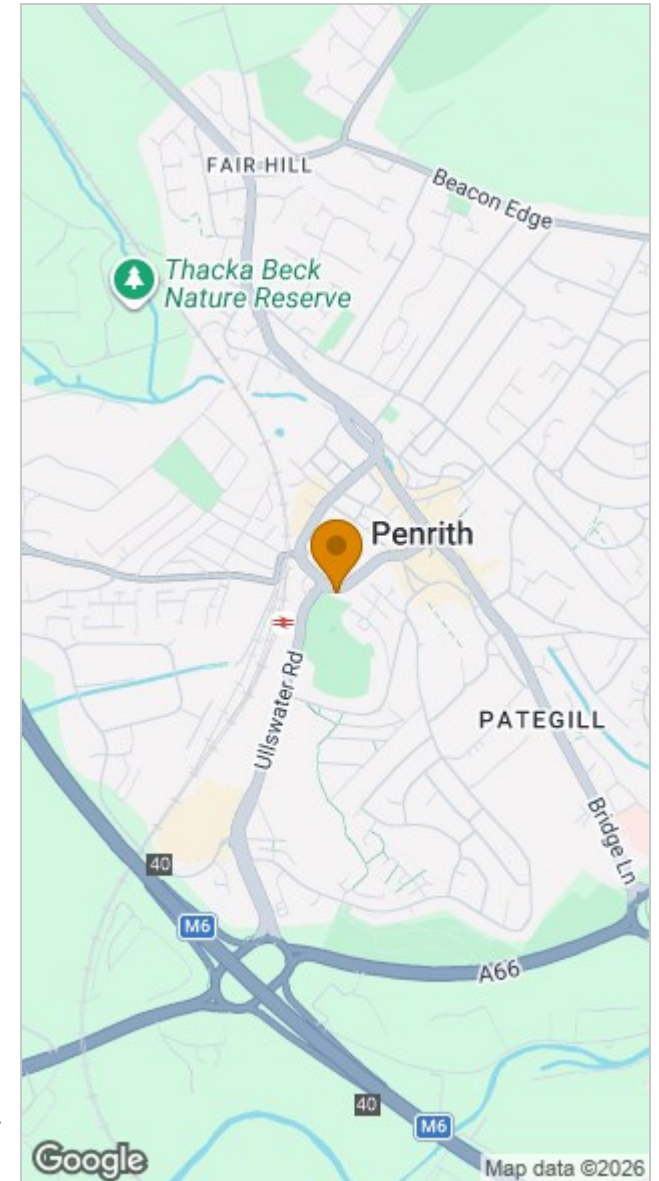


Second Floor  
Approx 91 sq m / 978 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Location Map



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
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