Auction Mart House Castlegate, Penrith, CA11 7JD

Asking price £90,000

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Auction Mart House Castlegate

Penrith, CA11 7JD

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- A mid-terrace sandstone flat
- Two double bedrooms
- Spacious living area
- Council tax band: A
- Close to Penrith train station, town centre and nearby road links
- Modern bathroom
- First floor flat
- EPC rating: C

Flat 1 is a first-floor two-bedroom flat conveniently located, featuring an open-plan design with a spacious kitchen, living and dining area, and a central hallway providing access to two comfortable double bedrooms, modern bathroom, and practical airing cupboard.

This flat is in a perfect town centre position, just a short walk to Penrith's main shopping area with Morrisons supermarket 50m from your door and the railway station only 100m away and providing excellent connectivity with direct rail links to London (3 hours), Glasgow, and Carlisle, plus close access to M6 Junction 40 and A66 for easy travel throughout the North West and beyond.

Directions

What3words location: ///gearing.remotest.arch

Lounge Diner 11'3" x 13'1" (3.45 x 3.99)

The lounge diner is spacious and bright with double glazed window and has carpeted flooring. Heating is efficiently managed through a wall-mounted electric panel heater, and entertainment connectivity is provided via a dedicated TV point.

Kitchen 5'3" x 13'0" (1.62 x 3.97)

The kitchen area is well-appointed with a comprehensive range of both floor and wall-mounted units, complemented by a practical stainless steel sink with integrated drainer. Convenience features include plumbing connections for a washing machine and vinyl flooring while natural light floods in through energy-efficient UPVC double-glazed windows.

Principal Bedroom 10'5" x 9'10" (3.18 x 3.02)

The double bedroom has carpeted flooring throughout, with a wall-mounted electric panel heater. Modern amenities include a TV point for entertainment, and a large UPVC double-glazed window providing natural light.

Bedroom Two 10'6" x 9'10" (3.22 x 3.02)

The double bedroom has carpeted flooring throughout, with a wall-mounted electric panel heater. Modern amenities include a TV point for entertainment, over stairs storage space and a large UPVC double-glazed window providing natural light.

Bathroom 6'4" x 6'9" (1.95 x 2.06)

The bathroom features practical vinyl flooring which is easily maintainable, a ceiling-mounted extractor fan ensures proper ventilation. Climate control comes courtesy of a wall-mounted fan heater. The room is fully fitted with essential amenities including a low-level WC, wash hand basin, and a bath with shower above complete with tile splash-back surround.

Services and Additional Info

The property is serviced by mains electricity, water and drainage. There is an airing cupboard housing the electric service mains and a high-capacity Heatrae Sadia Megaflo hot water tank system. Practical storage racking maximizes the available space for household items and linens.

Location

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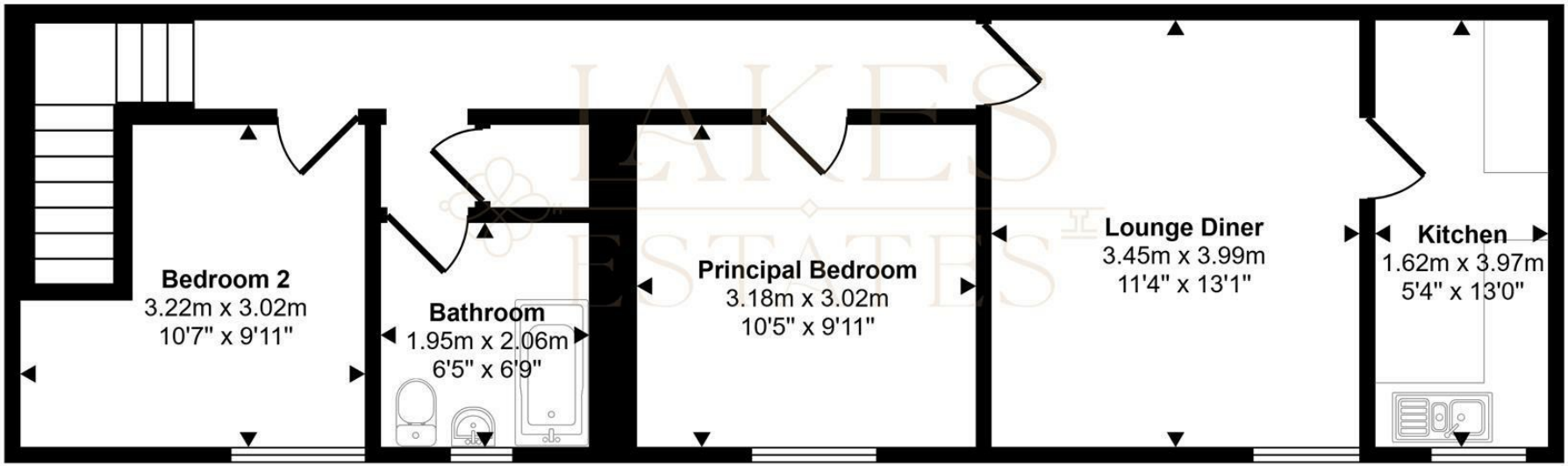
Located on the edge of the stunning Lake District National Park, this affluent market town offers the best of both worlds with convenience and natural beauty on your doorstep.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

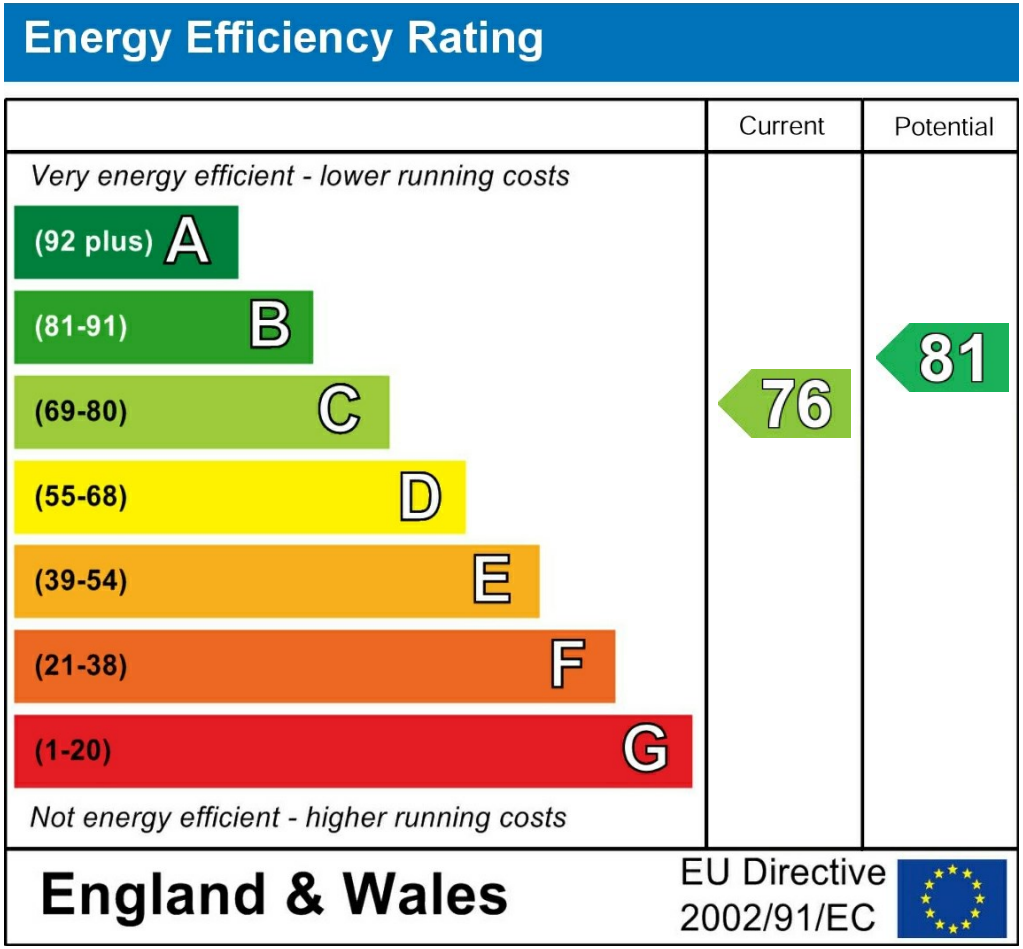
Approx Gross Internal Area
57 sq m / 614 sq ft



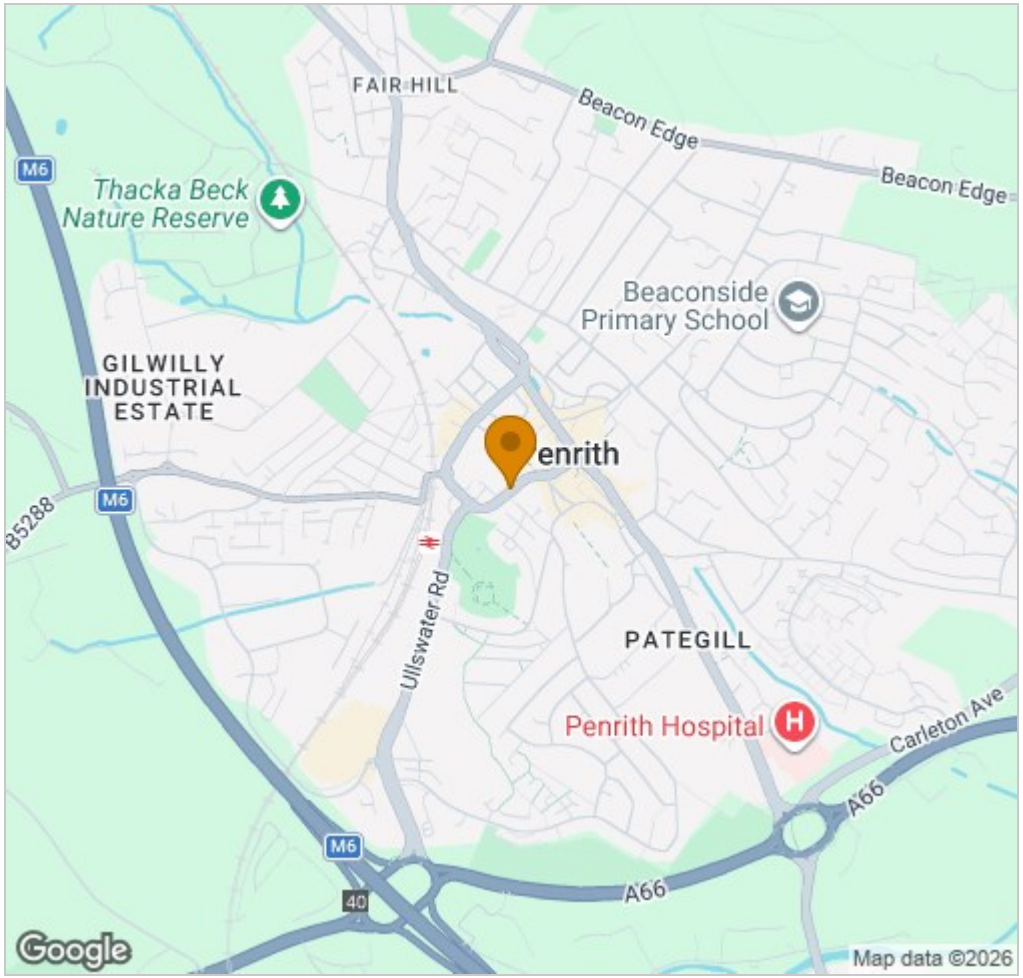
Floorplan

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.

Energy Performance Graph



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.

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