



## 14 Tudor Court

**Brunswick Terrace, Penrith, Cumbria, CA11 7JF**

Found in a popular area to the fringe of Penrith town centre & superbly situated for local amenities and transport links. A well presented, unfurnished, spacious, first floor, 2 bedroomed apartment with a lift service & parking in a private courtyard. Double glazed with gas central heating.

**Offers In The Region Of £165,000**





- ❖ 2 Bedroomed apartment with ensuite
- ❖ Open plan kitchen/ lounge
- ❖ Secure parking
- ❖ Built to a high standard by local builders "Story Homes"
- ❖ Handy for Penrith town centre and its associated amenities
- ❖ No ongoing chain

## SUMMARY

Built to high standard of fit and finish by renowned local builders "Story Homes", Tudor Court provides stylish and contemporary accommodation with excellent access to Penrith town centre with well-maintained communal areas and secure, gated, allocated residents parking.

## DIRECTIONS

From our office in the town centre bear right at the Monument following Castlegate. At the top of the hill take the second exit at the first roundabout and second exit at next roundabout onto Brunswick Road.

There is pedestrian access through the lane below Booths supermarket car park or for vehicle access follow the road turning into Brunswick Square.

Tudor Court is accessed by the top right corner of Brunswick Square

## PARTICULARS

(All measurements are approximate)

**COMMUNAL HALLWAY** Security entry system and lift.

**ENTRANCE HALL** Carpeted with a cupboard housing the combi boiler for the domestic hot water and central heating (neither this nor any radiators have been tested).

**KITCHEN/ LOUNGE 4.7m x 6.86m (15'5" x 22'6")**  
Open plan with UPVC patio doors. Carpeted with a radiator and UPVC sealed unit double glazing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**KITCHEN AREA** With a range of fitted units incorporating a 1½ bowl stainless steel single drainer sink unit. Integrated fridge/freezer, washing machine, electric oven and a gas hob with extractor fan. Cushioned flooring.

**BEDROOM 1 3.58m x 2.72m (11'9" x 8'11")** Carpeted with a radiator and UPVC sealed unit double glazing.

**ENSUITE 1.9m x 1.4m (6'3" x 4'7")** With a fitted three piece suite comprising low suite WC, pedestal wash hand basin and a shower cubicle. Cushioned flooring with a heated towel rail.

**BEDROOM 2 3.58m x 3.28m (11'9" x 10'9")** Carpeted with a radiator and UPVC sealed unit double glazing.

**BATHROOM 2m x 1.8m (6'7" x 5'11")** With a fitted three piece suite comprising low suite WC, pedestal wash hand basin and bath with shower over. Cushioned flooring with a heated towel rail.

**OUTSIDE** Secure, allocated, gated parking.

## TENURE

The vendor has advised the property is Leasehold with approximately 987 years remaining. There is an annual maintenance charge of £1056 which covers ground rent, buildings insurance and the upkeep of all communal areas.

## SERVICES

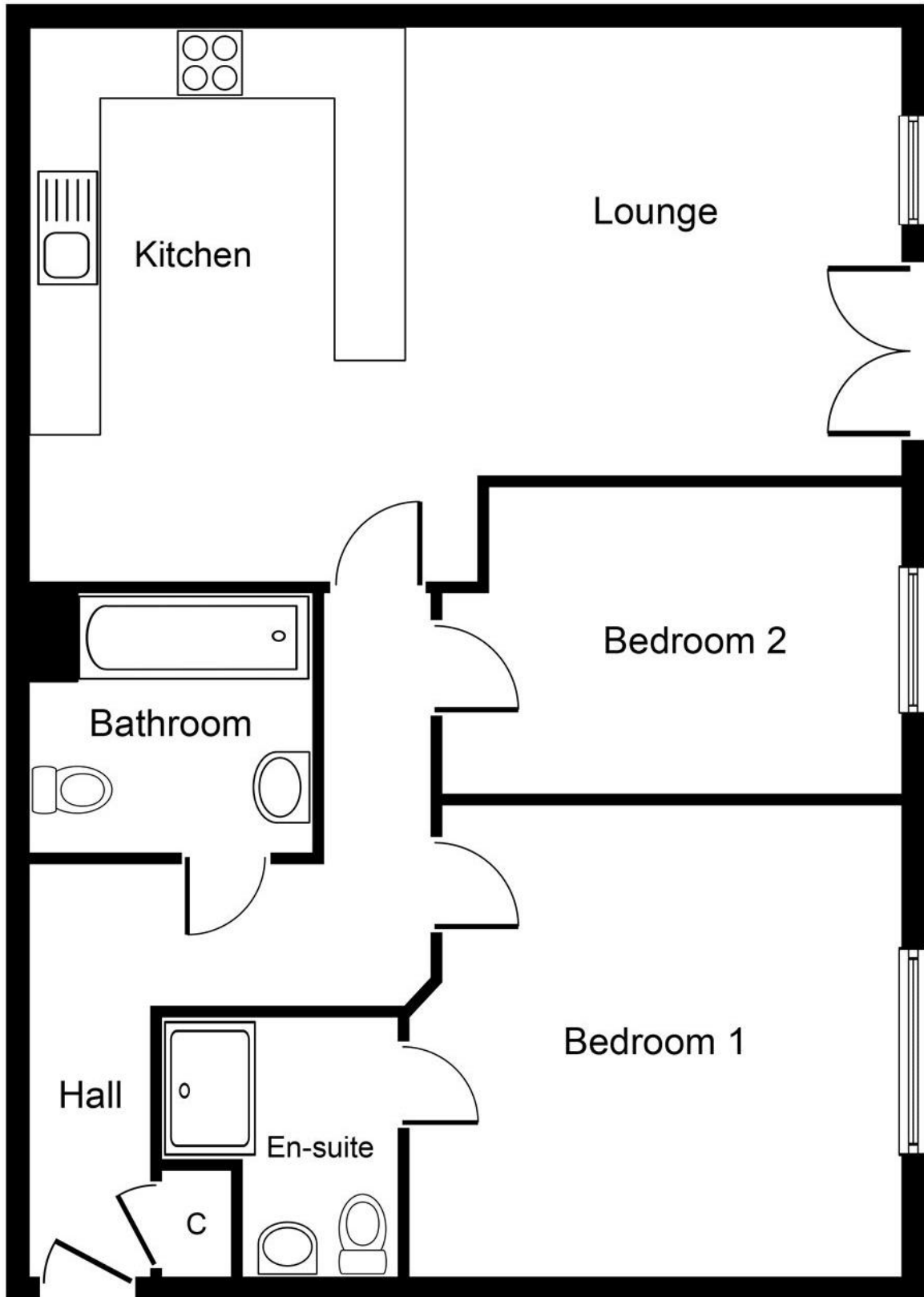
Mains electric, gas, water and drainage are connected.

## COUNCIL TAX

Band 'B' - Eden District Council

## VIEWING

**Strictly by appointment through our Penrith Office.**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2017 | [www.houseviz.com](http://www.houseviz.com)

22 Devonshire Street, Penrith, Cumbria, CA11 7SU  
Tel: 01768 840 619

Email: [penrith@hkking.co.uk](mailto:penrith@hkking.co.uk)

Also at Carlisle Tel: 01228 810 799