



Friargate | | Penrith | CA11 7FB

Guide Price £220,000



**david britton**  
ESTATES



## Key features

- Ground floor luxury apartment
- Close to a large array of local amenities and excellent transport Links
- Well presented and spacious throughout
- Two bedrooms
- Master en-suite shower room
- Family bathroom
- Open plan living/dining/kitchen area
- Private courtyard parking at the front of the property
- Communal galleried gardens at the rear

## Description

Found right in the heart of Penrith is this extremely exclusive luxury ground floor apartment having private courtyard parking at the front and communal galleried gardens at the rear. Grade II listed, the property is finished to a very high standard and is ready to move straight into making a fabulous retirement home, perfect first-time buyer's home, or a great solid rental investment.

Internally the accommodation is extremely spacious throughout comprising of an entrance hallway, two double bedrooms with the master bedroom having an en-suite shower room, a family bathroom, and an open plan living/dining/kitchen area.

The market town of Penrith offers a large array of local amenities including shops, supermarkets, restaurants, takeaways, schools, leisure facilities and excellent transport links with a train station and offers easy access to the M6, A66 and into the Lake District National Park.

**\*\*Viewing strictly by appointment only \*\***

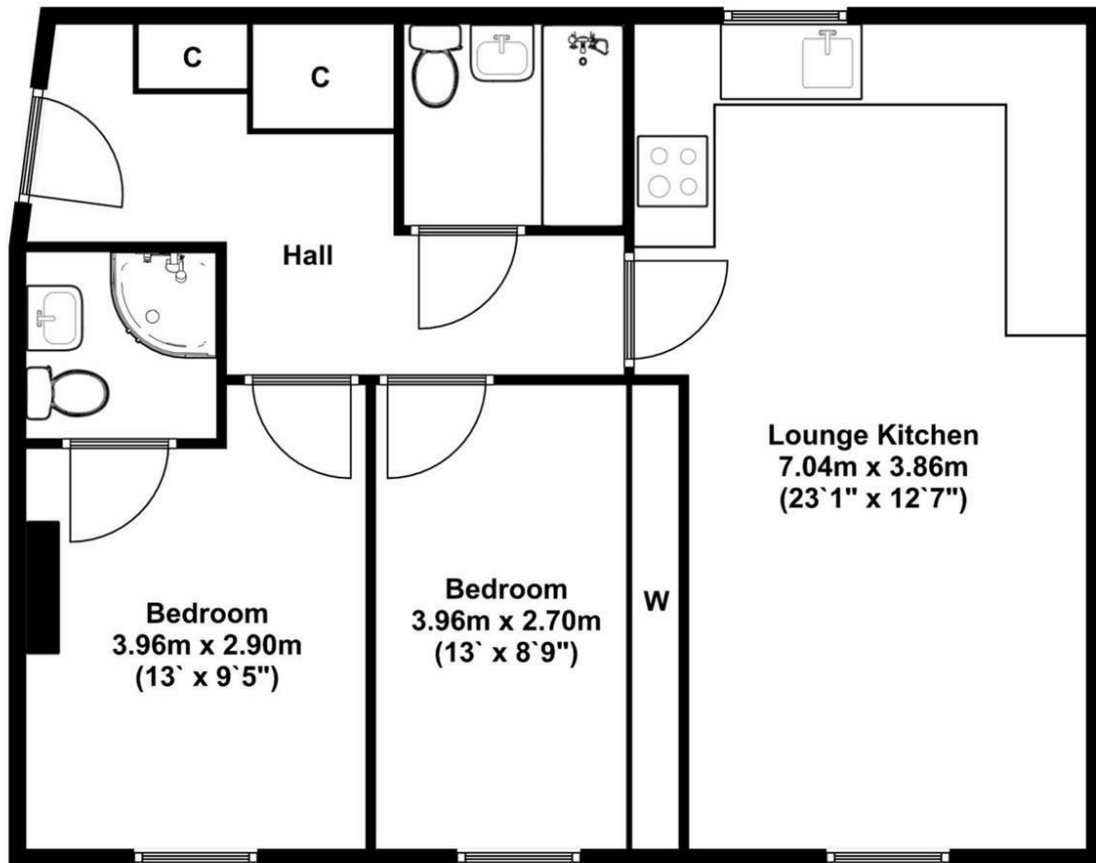
## Directions







## Floor plans



**Floor Space**  
**Approx 64.00 Sq meters (689.00 Sq feet).**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk