



Roper Street | | Penrith | CA11 8EU

Guide Price £115,000



**david britton**  
ESTATES

## Key features

- 2 bedroom second floor apartment
- Entrance hallway
- bathroom 2 bedrooms
- storage cupboard
- living room
- kitchen
- private parking place
- Town centre location

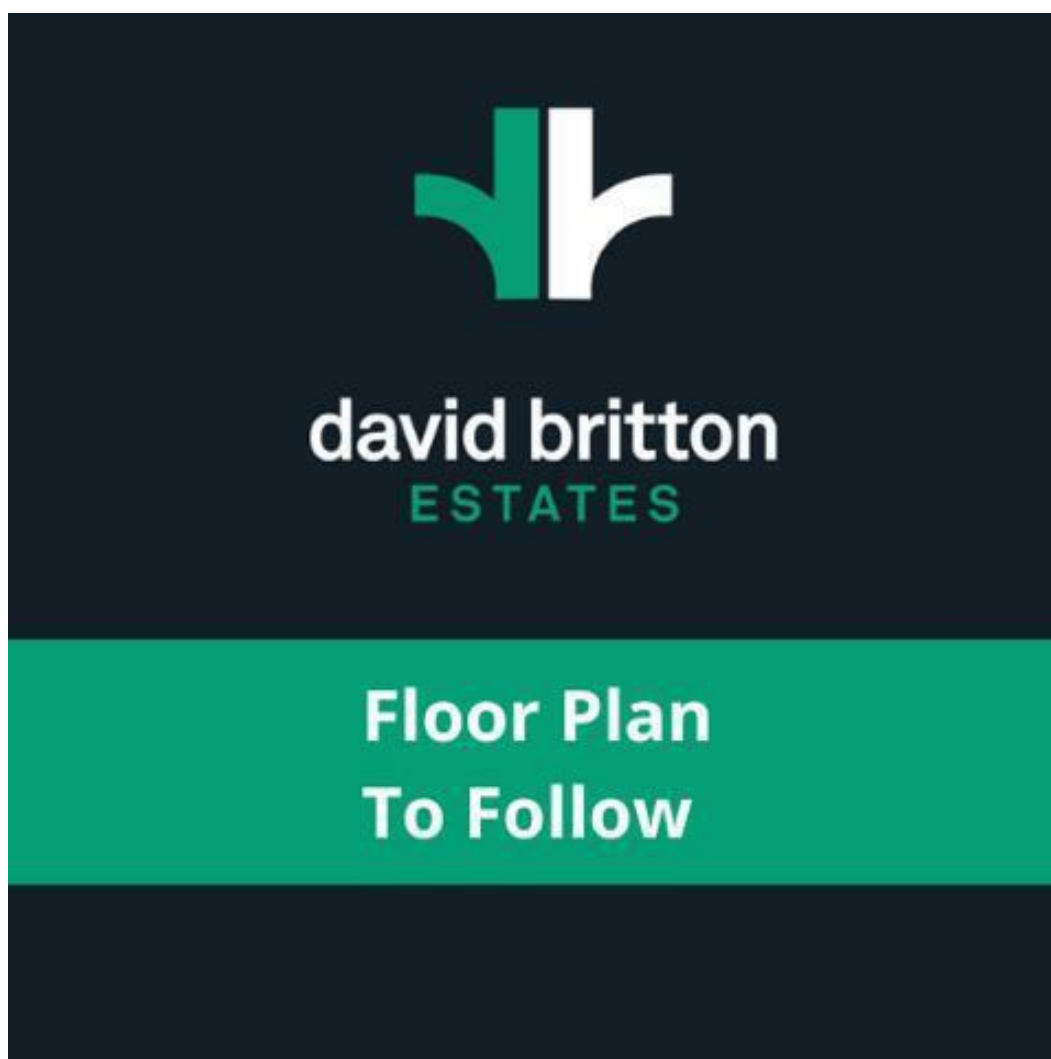
## Description


Found in the heart of Penrith is this purpose built second floor 2 bedroom apartment. Recently decorated throughout, the property is ready to move straight into, the property would make a perfect first time buyers home or a solid rental investment. The accommodation comprises of an entrance hallway, 2 double bedrooms, bathroom, storage cupboard, living room and kitchen. There is a communal entrance hallway with electronic door entry system and a private car park to the rear. Situated only minutes away from the town centre where there are lots of local amenities including shops, pubs, restaurants, cafes, schools, leisure facilities, doctors' surgeries, hospital and a train station. Penrith offers easy access to the M6, A66 and the Lake District National Park. Our vendor is currently going through the process of extending the lease to 999 years.

## Directions







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