

Pencric, Tildesley Close  
Penkridden

PENCRIC  
CLOSE  
(PERMIT HOLDER  
(PARKING)  
RESIDENT  
ONLY



Lovett&Co. Estate Agents are pleased to offer for sale this two bedroom ground floor apartment, situated in an over 55's modern development with onsite carers, gym, restaurant, hairdressers, laundry, residents lounge and well kept communal gardens.

This delightful two bedroom ground floor retirement apartment is available for 75% shared ownership, with a service charge on site carer fee applying (please ask for charges).

Designed specially for the Over 55's, Pencric is that perfect residential development where you'll have plenty of company yet still have your own front door meaning there will never be an issue with you having your own space too. Having lots of facilities on-site including a Lounge/Bar, Restaurant, Fitness Suite/Games Room and hairdressing salon to name a few, you'll have plenty to keep you occupied.

The property is accessed through the ground floor reception area, and briefly comprises: spacious entrance hallway, large lounge with bay window overlooking the gardens and opening to the modern fitted kitchen, plus two double bedrooms and a generously sized shower room.

Owners are responsible for all repair work and maintenance within the apartment with the exception of the front door and boiler system.

### **Communal Entrance Hallway**

Having the reassurance of intercom access, two communal reception areas and hallways with stairs and lift to the first floor.





### **Entrance Hall**

Entrance door, storage cupboard housing the boiler, recess for shelves or desk, doors to the lounge, bedrooms and shower room.

### **Living Room with Dining Area**

19' 11" into bay x 12' 3" (6.06m x 3.74m)  
Having a radiator, feature double glazed walk-in bay window to the rear elevation. An open plan arch leads to:

### **Kitchen**

14' 10" x 8' 0" (4.53m x 2.43m)  
Being fitted with a range of contemporary units which extend to base and eye level and fitted work surfaces with inset sink unit and chrome mixer tap. Range of integrated appliances including an oven, hob and stainless steel cooker hood over. Spaces for washing machine, dishwasher and fridge/freezer. Tiled floor, tiled splashbacks, downlights and double glazed window to the front elevation.

### **Bedroom One**

15' 2" x 11' 3" (4.62m x 3.43m)  
Having a radiator and double glazed window to the rear elevation.

### **Bedroom Two**

10' 6" x 9' 5" (3.20m x 2.87m)  
Having a radiator and double glazed window to the rear elevation.

### **Wet Room**

9' 4" x 8' 8" (2.84m x 2.63m)  
Having a tiled walk-in shower area with fitted shower, contemporary bowl sink unit with a chrome mixer tap and low level WC with enclosed cistern. Wall mounted chrome mirrored cabinet, chrome towel radiator and downlights.





**Externally**

Superbly maintained communal gardens surround the complex with various seating areas and within a 5 minute walk to Penkridge High Street.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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**DISCLAIMER:**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only