



Penrith

£60,000

Flat 3, 9 King Street, Penrith, CA11 7AJ

This affordable studio apartment is ideally positioned in the heart of Penrith and is sure to appeal to a wide range of buyers, whether you're looking to take your first step onto the property ladder, seeking a convenient "lock up and leave" or considering an attractive investment opportunity.

With an abundance of amenities right on the doorstep, the location is hard to beat. Independent shops, cafés, supermarkets, bus routes and Penrith train station are all just minutes away, making this a particularly convenient place to call home.

Quick Overview

First floor studio flat

Located in the town centre

Ideal first time purchase

Viable investment opportunity

No Chain

Long Lease

Share of freehold

Some updating required

Zone A residents permit parking

Ultrafast broadband available



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Ultrafast
broadband
available



Residents permit
parking

Property Reference: P0614



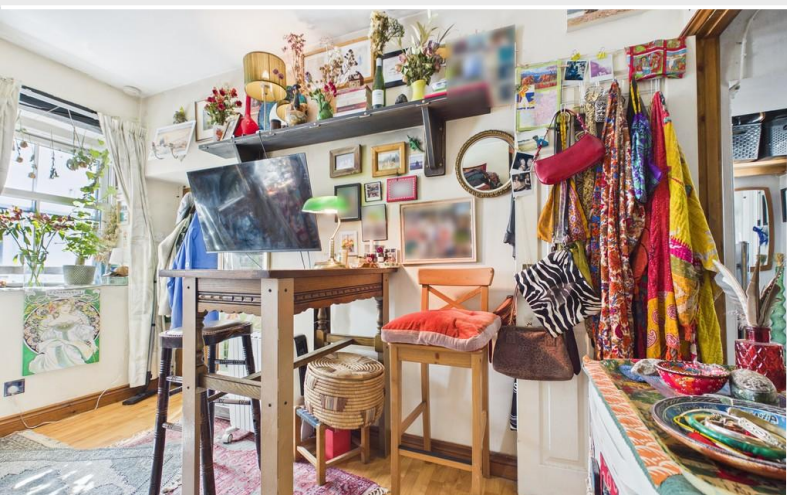
Street Entrance



Bedroom and Living Area



Kitchen Area



Dining Area

Located just off King Street, the property is accessed via a communal entrance, with the apartment situated on the first floor. Internally, the accommodation has been thoughtfully arranged to make the most of the available space and provides a cosy living/sleeping area, a well-equipped kitchenette and a separate shower room.

Although compact, the current owner has maximised the space to create a comfortable and welcoming home that has proved to be an ideal starter property. The apartment is offered with a long lease, share of freehold, Zone A residents' parking and no onward chain, making this an appealing opportunity for both first-time buyers and investors.

Accommodation with approx. dimensions

Ground Floor

Communal Stairs to First Floor

Bedroom/ Living Area

10' 4" x 12' 6" (3.15m x 3.81m)

Property Information

Tenure

Leasehold

We have been advised the Freehold is 1/6 owned by each of the flat owners.

The lease term is 999 years from 1st January 2004

Ground Rent

We have been advised there is no ground rent payable

Service Charge

We have been advised the Service Charge is £708 p/a

Council Tax

Band A

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage.
Electric heating

Property Listing

We have been advised the building is Grade II Listed

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions

From our office on Corn Market walk towards the Clock Tower and across the road onto King Street. The property is located through the passageway between Adlib and Cranstons and can be found on the left hand side

What3words Location

///ulterior.hint.riddle

Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money laundering

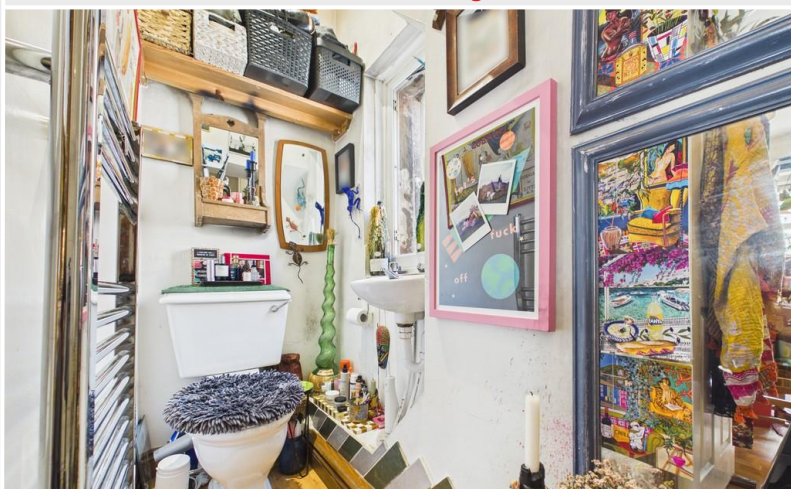
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. VAT)



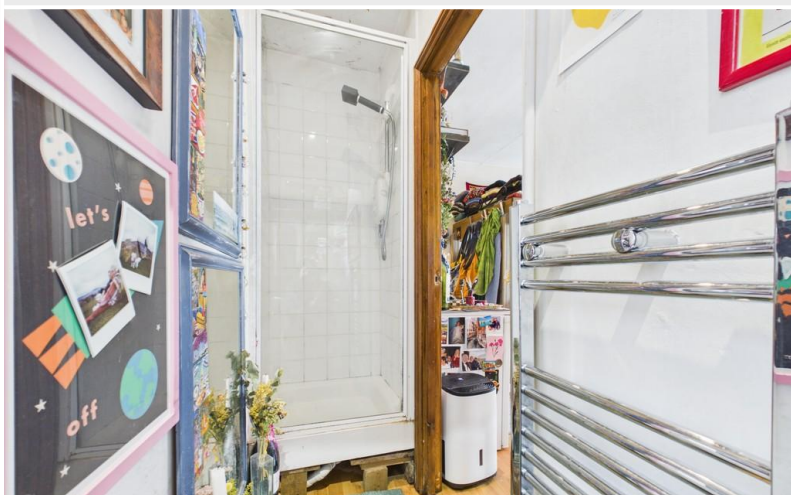
Bedroom and Living Area



Bedroom and Living Area



Shower Room



Shower Room



Approximate total area^m

15.5 m²
167 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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