

Woodlands

Bridge Lane, Penrith, Cumbria
CA11 8GW

Apartment 45

£159,950* Leasehold

Independent Living with
total peace of mind.



This superbly appointed first floor, 2 bedroom apartment offers a rare opportunity to purchase an exceptional property for the over 60's within a supported environment. This apartment has 24 hour support and care as needed.

Woodlands is a purpose-built development of 57 apartments especially designed to make life comfortable for people in later life. It is arranged on three levels with a lift and wheelchair access throughout.

The Development offers

- The privacy and pleasure of your own home within a friendly community
- 24-hour specialist care and support
- The latest safety and security features
- A social programme of activities and events for your enjoyment.

Accommodation

- Lounge
- Kitchen/Diner
- Master Bedroom
- En-suite shower room
- Bedroom 2

Shared communal facilities include:

- Lounges and Conservatory
- Hair Salon
- Laundry Facilities
- Guest Room
- Assisted bathroom
- Shared gardens for outdoor enjoyment
- Dining Room
- Buggy Store

*other weekly charge and deferred fees apply, please see Key Facts document



A new lifestyle awaits you

For further information or to make an appointment call
01332 296200 or email sales@mha.org.uk

Apartments

The light and spacious accommodation comprises:

- Lounge/dining area
- Fully fitted kitchen
- Bathroom with level-access shower,
- Specialist flooring in kitchen and bathroom to reduce slip hazards
- Raised power points
- Security optical door viewer
- 24-hour emergency call system

Location

Woodlands is located on Bridge Lane, on the outskirts of Penrith.

Quality support for later living

Wellbeing service includes 24-hour staffing support on site, help in any emergency, chaplaincy support and the organization of an activities and events programme.

Charges

Service charge £49.32-£58.55 pw
 Wellbeing charge £52.13 pw
 Ground rent £399 pa to £469 pa

For further information on charges and end of lease fees, please refer to the Key Facts Document

Additional services can be purchased to suit individuals offering personal and domestic support.

For further information or to make an appointment to view, please call 0800 328 1656



Specialist features

- On-site care team available 24 hours a day
- Optional, flexible, quality care, if needed
- Extensive social programme
- 24 hour emergency assistance
- Optional daily contact, for assurance

Disclaimer

The illustrations used within this brochure are representative only and are provided to give potential buyers an overall impression of Woodlands. No part of this brochure should be relied upon, when entering into a contact to purchase. Furniture is excluded from all apartments and dimensions are approximate. Photography is representative only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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