



BAKERS MEWS

 **Riverside**
Home Ownership

A STUNNING COLLECTION OF 20 TWO & THREE BEDROOM HOMES

For Shared Ownership – Part Buy, Part Rent

A HOME YOU'LL LOVE

Bakers Mews is an attractive development of 20 two & three bedroom homes for Shared Ownership. Located in the picturesque market town of Penrith in Cumbria, the area is the perfect location for small families or couples looking for a comfortable and stylish place to call home.

Located off Ridley Court, each property offers the perfect blend of classic and contemporary and would make a wonderful home for small families, couples and young professionals. The homes come complete with a high quality, modern specification, off road parking and garden area.

Making Bakers Mews your place to call home is affordable too. Available with Shared Ownership, the homes are perfect for those looking to take their first step onto the property ladder.

Penrith boasts a number of amenities including a church, local schools, supermarkets and a range of places to eat and drink. This thriving area is incredibly popular for young families looking for a new home.

Penrith also has a rich history. A day out at the imposing ruins of Penrith Castle is great fun for all the family, while Penrith Beacon – the monument built in 1719 – gives magnificent views across the Eden Valley to the hills of Lakeland. Penrith is situated approximately 3 miles from the Lake District National Park boundary in the picturesque surroundings of the Eden Valley.

The area is well served by local transport, including Penrith railway station and the M6 motorway is just a short drive away.



SITEPLAN



The Buttermere
2 Bedroom

The Derwent
3 Bedroom

The Rydal
3 Bedroom



THE BUTTERMERE

The Buttermere is a superb two bedroom home with a spacious lounge and open plan kitchen/dining room, with French doors leading to the garden. A convenient W.C completes the ground floor. Upstairs, you will find two double bedrooms and a family bathroom.

ROOM DIMENSIONS

Kitchen / Dining	4555mm x 2968mm	14'11" x 9'9"
Lounge	3455mm x 5418mm	11'4" x 17'9"
W.C	1000mm x 1720mm	3'3" x 5'8"
Bedroom 1	4555mm x 3175mm	14'11" x 10'5"
Bedroom 2	4555mm x 2962mm	14'11" x 9'9"
Bathroom	2103mm x 2148mm	6'11" x 7'1"

Please note, floor plans and exterior images are for guidance only and individual plot details and finishes may vary. Dimensions stated are within a tolerance of plus or minus 50mm and should not be relied upon for the ordering or placement of items such as furniture, appliances or floor coverings.



THE DERWENT

Walk through the front door of this lovely home and you'll enter a welcoming hallway, plus there is a handy W.C. Off the hallway you'll discover a lounge leading to a contemporary kitchen/dining space. Upstairs there are two double bedrooms, plus a family bathroom.

ROOM DIMENSIONS

Kitchen / Dining	5289mm x 3138mm	17'4" x 10'4"
Lounge	4189 x 4973mm	13'9" x 16'4"
W.C	975mm x 1700mm	3'2" x 5'7"
Bedroom 1	3022mm x 3885mm	9'11" x 12'9"
Bedroom 2	2897mm x 4050mm	9'6" x 13'3"
Bedroom 3	2418mm x 2962mm	7'11" x 9'9"
Bathroom	2168mm x 2769mm	7'1" x 9'1"

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THE RYDAL

The Rydal is a fantastic three bedroom home which comprises a comfortable lounge, downstairs W.C and an open plan kitchen/dining room. Upstairs there's a good-sized master bedroom; two more bedrooms, one of which would make a great study or child's bedroom, plus a family bathroom.

ROOM DIMENSIONS

Kitchen / Dining	2763mm x 5464mm	9'1" x 17'11"
Lounge	4973mm x 3137mm	16'4" x 10'4"
W.C	1725mm x 988mm	5'8" x 3'3"
Bedroom 1	3850mm x 2897mm	12'8" x 9'6"
Bedroom 2	3885mm x 2897mm	12'9" x 9'6"
Bedroom 3	2769mm x 3147mm	9'1" x 10'4"
Bathroom	2762mm x 2293mm	9'1" x 7'6"



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RIVERSIDE HOME OWNERSHIP

Riverside Home Ownership is the specialist affordable home ownership and leasehold division of The Riverside Group, which owns or manages over 50,000 properties nationwide.

Riverside Home Ownership part owns and manages over 4,500 homes across the country, from houses and flats in residential suburbs, to city centre apartments and developments specifically for older people.

Helping people take their first step onto the property ladder is a vital part of our aim to transform people's lives and build strong, lasting communities. Our friendly, expert team are here to help you every step of the way.





Please contact our friendly team on

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SHARED OWNERSHIP

Shared Ownership is a government backed scheme to help you get a foot onto the property ladder. You part buy-buy a property, say 50%, and pay a monthly rent and service charge to Riverside Home Ownership on the remainder. Because you need a smaller mortgage and pay a reduced rent, the monthly costs are less than buying outright.

You can buy the rest of your home or an extra share from us in the future, at the market value at the time. Eventually, you can own 100% of your property. This is known as 'staircasing'.

You're likely to be eligible if you are one of the following:

- a first time buyer
- a housing association or council tenant
- buying for the first time after a relationship breakdown

and...

- your household income is less than £80,000 a year
- the monthly mortgage, rent and service charge payments on the property will be less than 45% of your income each month after tax.

If we receive more applications than we have homes available, we will prioritise who we offer a property first based on applicants' housing need.

We'll be with you throughout the process and beyond. We'll give you support and advice while you buy and for as long as you live there.

You'll need to apply online for one of our homes through Help to Buy North West at helptobuynw.org.uk. They'll carry out some initial checks and then refer you on to us. We'll then help you the rest of the way. If you have any questions you can contact our sales team via the details on the left.