

Cumbrian Properties

11 Red Gables, Chatsworth Square



Price Region £60,000

EPC-

First floor apartment | City centre location
1 reception room | 1 bedroom | 1 bathroom

Private parking & communal garden area | Investment opportunity

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2/ 11 RED GABLES, CHATSWORTH SQUARE, CARLISLE

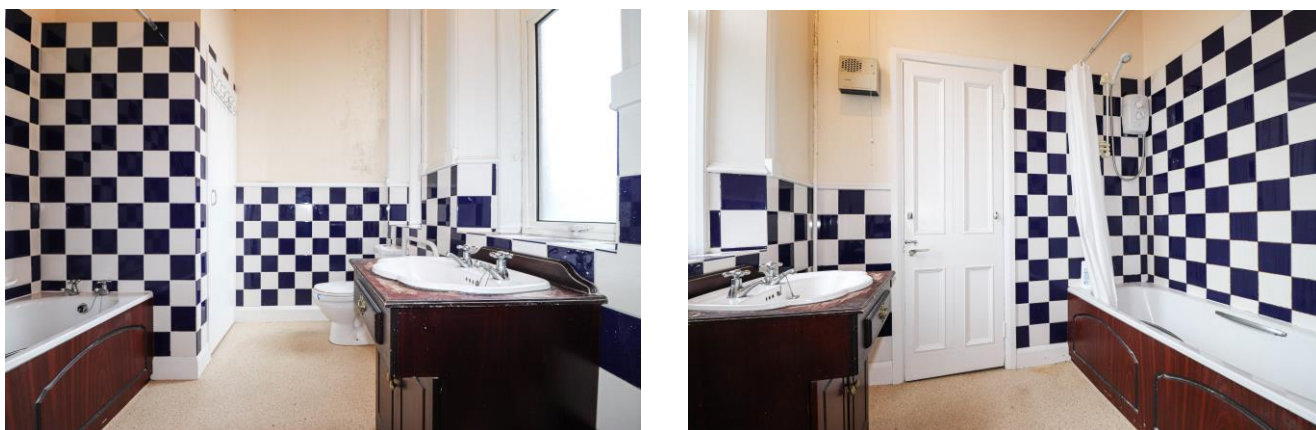
Situated in an impressive, Grade II listed building this one bedroom, city centre apartment offers private parking and use of the maintained communal gardens in Chatsworth Square. The electric heated apartment is located on the first floor and briefly comprises entrance hall with fitted storage and secure intercom system, three piece bathroom, steps down to the kitchen with sash window and integrated appliances, rear hallway with access to the fire escape, lounge and double bedroom. Externally, the property has private parking and use of the maintained communal gardens in Chatsworth Square. Less than a five minutes' walk to the city centre the property would suit those looking for low maintenance living and would also make an ideal buy to let investment having been previously rented for several years. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Secure intercom system, door to bathroom and steps down leading to a built-in cupboard and door to kitchen.

BATHROOM (8' x 7'4) Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Built-in storage cupboard housing the water tank, two frosted windows, heated towel rail, wall mounted Dimplex heater and part tiled walls.



BATHROOM

KITCHEN (9'8 max x 9' max) Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, one and a half bowl sink unit with mixer tap, integrated washing machine and fridge, tiled splashbacks, wood effect flooring, electric heater, sash window and door to the inner hall.



KITCHEN

3/ 11 RED GABLES, CHATSWORTH SQUARE, CARLISLE

INNER HALL Doors to lounge and fire escape.

LOUNGE (14' max x 11'7 max) Sash windows, electric storage heater and door to bedroom.



LOUNGE

BEDROOM (12'4 x 11'7) Sash windows to the side and electric storage heater.



BEDROOM

OUTSIDE The property has an allocated parking space and use of the communal gardens in Chatsworth Square.

4/ 11 RED GABLES, CHATSWORTH SQUARE, CARLISLE

TENURE Leasehold. 48 years remaining. Service charge £1600 per annum. Ground rent £40 per annum.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.