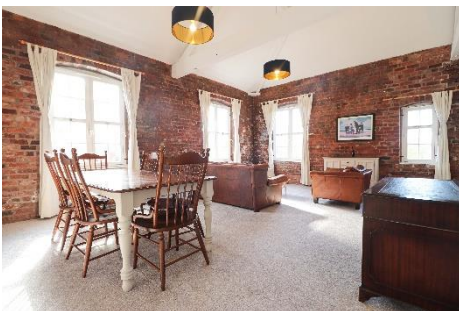


# Cumbrian Properties

21 River View, Denton Mill



Price Region £115,000

EPC-D

Second floor apartment | Secure garage parking  
1 reception room | 2 bedrooms | 1 bathroom  
Communal gardens | River & waterfall views

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## 2/ 21 RIVER VIEW, DENTON MILL, CARLISLE

This stunning, two bedroom, second floor apartment has been recently decorated throughout and offers spacious accommodation with many characterful features. Off the entrance hall is the good size, country style dining kitchen, generous dining lounge with superb views, two double bedrooms and four piece bathroom. Externally there is a parking space within the secure shared garage with electric door, use of the well-maintained communal gardens and ample visitor parking. River View is situated within easy walking distance of the city centre with an abundance of amenities on the door step including shops, salons, primary schools and beautiful river walks. This apartment is a must-see for those looking for a low maintenance property close to the city centre and would make an ideal first time buy or buy to let investment having been successfully rented at £700 pcm. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Doors to dining kitchen, dining lounge, bedrooms and bathroom. Electric heater and built-in storage cupboard housing the water tank.



ENTRANCE HALL

**DINING KITCHEN (15'3 x 11')** Fitted kitchen incorporating electric oven with four ring electric hob and extractor hood above, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, stainless steel sink with mixer tap, tiled splashbacks, wood effect flooring and double glazed window with a view over the waterfall.



DINING KITCHEN

3/ 21 RIVER VIEW, DENTON MILL, CARLISLE



DINING KITCHEN

**BATHROOM (8'7 x 7'7)** Four piece suite comprising fully boarded corner shower cubicle, panelled bath, wash hand basin and WC. Tiled splashbacks, double glazed frosted window and heated towel rail.



BATHROOM

**BEDROOM 1 (12'8 x 11'8)** Double glazed window, feature exposed brick wall, original wooden ceiling beam and electric storage heater.



BEDROOM 1

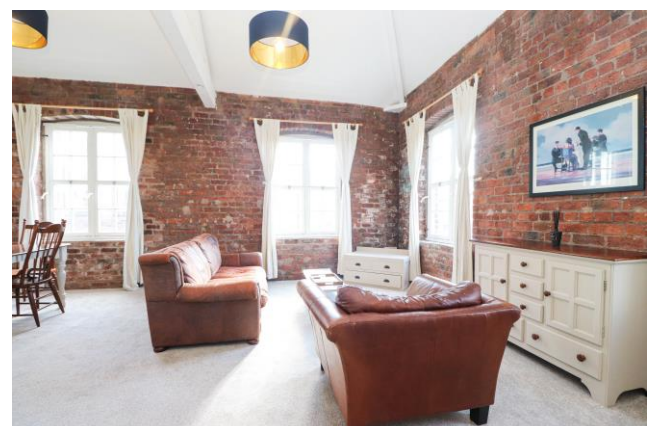
4/ 21 RIVER VIEW, DENTON MILL, CARLISLE

**BEDROOM 2 (11' x 7'4)** Double glazed windows to the front and side, feature exposed brick wall and electric storage heater.



BEDROOM 2

**DINING LOUNGE (21'7 x 21')** Four double glazed windows with a view over the waterfall, feature exposed brick wall, vaulted ceiling with beams, two electric storage heaters and secure entry intercom system.



DINING LOUNGE

**OUTSIDE** Parking space within the secure shared garage with electric door, use of the well-maintained communal gardens and ample visitor parking.

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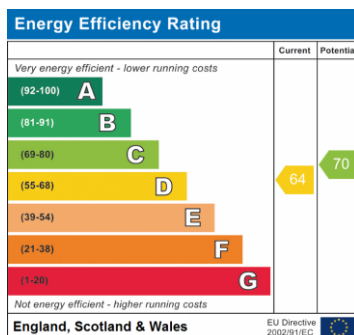


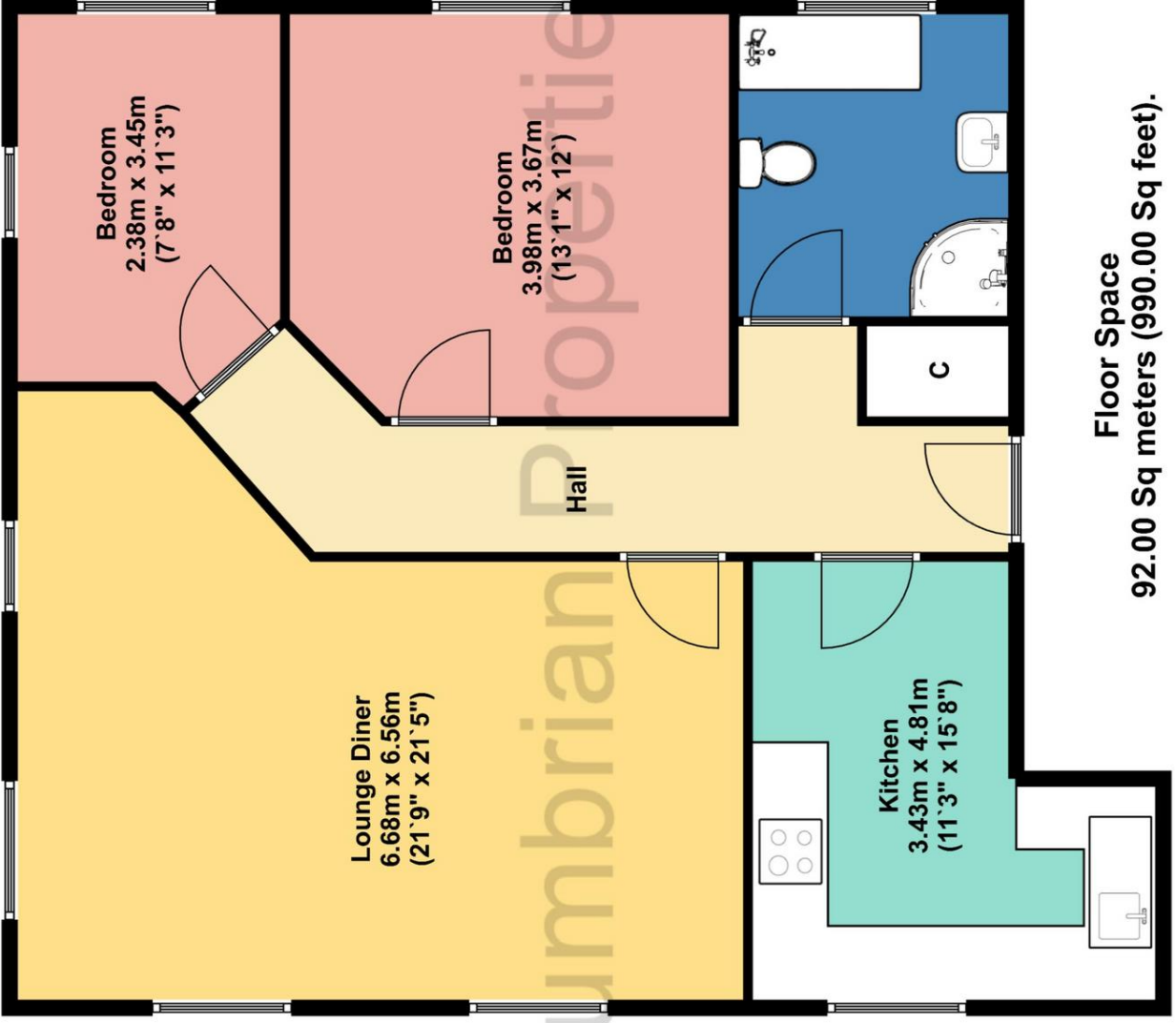
GARDENS & WATERFALL

**TENURE** We are informed the tenure is Leasehold. Service Charge approximately £110 per month.

**COUNCIL TAX** We are informed the property is in tax band C

**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.





**Floor Space**  
**92.00 Sq meters (990.00 Sq feet).**