

# Cumbrian Properties

## 62 Caldew Maltings, Carlisle



**Price Region £125,000**

**EPC-E**

Three storey townhouse | Popular residential area  
Lounge with balcony | 2 bedrooms | 1 bathroom  
Car port parking | Low maintenance gardens

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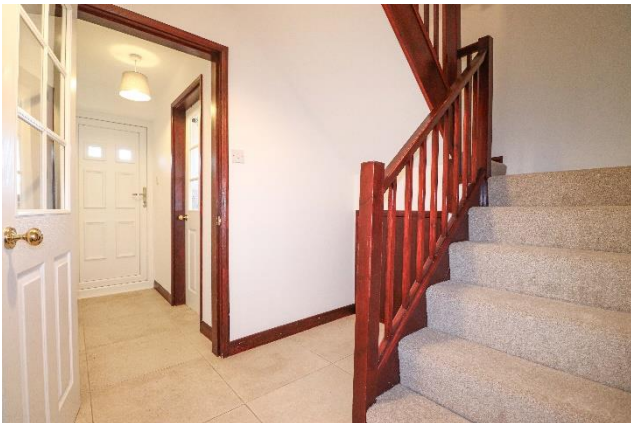
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A well-presented two bedroom three storey townhouse situated in a quiet location close to the city centre. The double glazed and electric heated accommodation, neutrally decorated throughout, briefly comprises ground floor handy utility/laundry room, cloakroom and access to the low maintenance rear garden. To the first floor there is a spacious lounge with French doors leading out onto the balcony with views towards the Castle and Bitts Park. The open landing leads to a modern kitchen with good dining space. The second floor landing provides lots of storage and access to two double bedrooms and a neutral three piece shower room. Externally there is a secure car port providing parking and additional storage, maintained lawned rear garden and an allocated parking space within the grounds. Situated within easy walking distance of the city centre, gardens and local amenities including supermarkets and also good access to the western bypass. The property would make an ideal first time buy, downsize or buy to let investment having been successfully rented for several years.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC storm door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, door to the rear hallway, understairs storage cupboard, electric heater and tiled flooring.



ENTRANCE HALL

**REAR HALLWAY** Doors to utility and cloakroom and UPVC storm door to the rear garden.

**UTILITY (6'5 x 6)** Washer dryer, base storage units, under counter freezer, stainless steel sink with mixer tap, double glazed window and tiled flooring.



UTILITY

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**CLOAKROOM** Two piece suite comprising of wash hand basin and WC. Tiled splashback and tiled flooring.

**FIRST FLOOR LANDING** Stairs to the second floor and doors to the dining kitchen and lounge.



FIRST FLOOR LANDING

**LOUNGE (13' x 12'6)** Stove effect electric fire, electric heater and double glazed French doors leading out onto the balcony which has lovely views across Bitts Park and the Castle.



LOUNGE



VIEW FROM BALCONY

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**DINING KITCHEN (13' x 10')** Fitted kitchen incorporating free standing cooker, under counter fridge, dishwasher, stainless steel sink with mixer tap, tiled splashbacks and wood effect worksurfaces. Two double glazed windows, electric storage heater and wood effect flooring to the kitchen area.



DINING KITCHEN

**SECOND FLOOR LANDING** A range of mirror fronted storage units, overstairs built in cupboard housing the hot water tank, loft access and doors leading to bedrooms and bathroom.



SECOND FLOOR LANDING

**BEDROOM 1 (13' x 10')** Two double glazed windows and electric heater.



BEDROOM 1



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**BEDROOM 2 (13' x 9'5)** Electric heater and two double glazed windows overlooking river Bitts Park and the Castle.



BEDROOM 2

**BATHROOM (7' x 5'6)** Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Tile effect flooring and wall mounted Heatstore electric heater.



BATHROOM

**OUTSIDE** To the front of the property there is a car port providing secure off-street parking with outside electric sockets and lighting. Maintained lawned garden and an additional allocated car parking space in the grounds.



REAR GARDEN



CAR PORT

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**TENURE** We are informed the tenure is Leasehold – 963 years remaining.  
Service Charge approx. £600 every 6 months. Including building insurance, external maintenance, gardens and grounds.  
Ground Rent £25 per annum.

**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.

