

Cumbrian Properties

100 Watermans Walk, Carlisle



Price Region £115,000

EPC-

Ground floor apartment | Allocated parking
1 reception room | 2 double bedrooms | 2 bathrooms
Popular location | No onward chain

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2/ 100 WATERMANS WALK, CARLISLE

Well presented low maintenance two double bedroom, two bathroom ground floor apartment situated in a popular quiet location with allocated parking. The apartment is double glazed and electrically heated and comprises entrance hall with fitted storage, a bay fronted lounge, a separate kitchen with solid wood units and integrated appliances, two double bedrooms with en-suite shower room to the master and fitted wardrobes and a second three piece shower room. Externally the property has an allocated parking space with additional bay parking for visitors. Located just a short walk to local shops and schools on regular bus routes to the city centre and with good access to junction 42 of the M6, the property would make an ideal first time buy, buy to let or downsize and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through the front door into the entrance hall.

ENTRANCE HALL Built-in storage cupboard, radiator, wood effect flooring, ceiling spotlights and coving to the ceiling. Doors to the dining lounge, kitchen, both bedrooms and bathroom.



ENTRANCE HALL

DINING LOUNGE (19'7 max into the bay window x 10'8 max) Double glazed bay window to the front, two radiators, ceiling spotlights, coving to the ceiling and wood effect flooring.



DINING LOUNGE

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KITCHEN (10'5 max x 8'9 max) Solid wood kitchen incorporating electric oven with four burner hob and extractor hood above, integrated dishwasher & washer/dryer, sink with mixer tap, space for full height fridge/freezer. Tiled splashbacks, undercounter lighting. Double glazed window to the front, ceiling spotlights and tiled flooring.



KITCHEN

BEDROOM 1 (11'9 max x 9' max) Fitted wardrobes, double glazed window to the rear of the property, radiator and door to the en-suite.



BEDROOM 1

BEDROOM 1 EN-SUITE Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Frosted glazed window, heated towel rail, tiled flooring and ceiling spotlights.



EN-SUITE

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BEDROOM 2 (12' x 9') Double glazed window to the rear and radiator.

SHOWER ROOM (6' x 5'6) Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Partially tiled walls, radiator, frosted glazed window, ceiling spotlights and tiled flooring.



SHOWER ROOM

OUTSIDE To the front of the property there is an allocated parking space.

TENURE We are informed the tenure is Leasehold. 971 years left on the leasehold.

GROUND RENT £150 per annum.

SERVICE CHARGE £897 per annum.

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

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.

EPC GRAPH TO FOLLOW