

# Cumbrian Properties

## Flat 6, Johnson Mill, Denton Holme



Price Region **£75,000**

**EPC-E**

Ground floor apartment | Allocated parking  
1 reception room | 1 bedroom | 1 bathroom  
High ceilings & exposed brickwork | Communal gardens

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2/ FLAT 6, JOHNSON MILL, DENTON MILL LANE, DENTON HOLME, CARLISLE

This one bedroom, ground floor apartment with allocated parking and use of the communal gardens is situated in Johnson Mill, to the west of the city, within walking distance of the city centre. The accommodation briefly comprises secure communal entrance, entrance hall, dining lounge with high ceilings, exposed brickwork and French doors to the rear, fitted kitchen with integrated appliances, characterful bedroom and bathroom. The development benefits from ample visitor parking and is surrounded by well-maintained gardens. Situated close to local shops, amenities and schools.

The accommodation with approximate measurements briefly comprises:

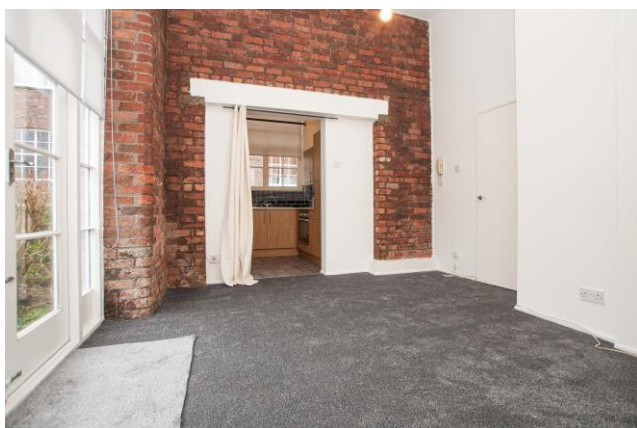
**Secure communal entrance with door into private entrance hall.**



COMMUNAL ENTRANCE

**ENTRANCE HALL** Tile effect vinyl flooring. Doors to open plan lounge/dining/kitchen, bathroom and bedroom.

**DINING/LOUNGE AREA (13'9 x 12'9)** Electric radiator, built-in storage cupboard housing the boiler and double glazed wooden French doors to the side.



DINING/LOUNGE AREA

**KITCHEN AREA (9'4 x 7'6)** Fitted kitchen incorporating a four ring electric hob with extractor hood above and electric oven below, integrated fridge freezer, integrated washing machine, stainless steel sink unit with mixer tap, tile effect vinyl flooring and double glazed window to the rear.

3/ FLAT 6, JOHNSON MILL, DENTON MILL LANE, DENTON HOLME, CARLISLE



KITCHEN AREA

**BATHROOM (7'6 x 5'7)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tile effect vinyl flooring.



BATHROOM

**BEDROOM (12' x 11'6)** Electric radiator and double glazed windows to the rear.

**OUTSIDE** Allocated parking and communal gardens.



VIEW FROM THE FRENCH DOORS

**TENURE** We are informed the tenure is Leasehold. Service charge - £133 pcm.

**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.

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