Cumbrian
PROPERTIES

Apt 12, Skelton Court, Wetheral

Price £260,000

EPC-B

First floor apartment | Newly constructed
1 reception room | 2 bedrooms | 2 bathrooms
Landscaped gardens and parking | Lift access

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2/ APARTMENT 12, SKELTON COURT, WETHERAL

An immaculately presented, two bedroom, first floor apartment with block paved driveway, ample parking, landscaped gardens and automatic electric gates. The first floor is approached by lift access or staircase leading to a spacious and well-presented apartment. The accommodation briefly comprises 23' open plan living/dining area, fully fitted kitchen with Neff appliances and granite worksurfaces, 22' bedroom with en-suite bathroom, additional second double bedroom and shower room.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Secure communal entrance with lift and staircase to the first floor. Entrance door to apartment number 12.

COMMUNAL ENTRANCE

STORAGE CUPBOARD Located to the side of the entrance door.

ENTRANCE HALL Doors to bedrooms, shower room, utility/storage and open plan living/dining/kitchen. Radiator.

OPEN PLAN LIVING/DINING/KITCHEN
LIVING/DINING AREA (23'3 max x 22' max) UPVC double glazed windows to the rear enjoying views towards the distant fells. Three radiators and opening to the kitchen area.

KITCHEN AREA (12' max x 6'5 max) A range of quality wall and base units with complementary granite worksurfaces and upstands incorporating a stainless steel Smeg sink unit with mixer tap. Four ring Neff gas hob with extractor hood above and Neff electric eye-level oven, integrated fridge and freezer, integrated dishwasher. LED ceiling spotlights and tiled floor.

KITCHEN - EXAMPLE

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BEDROOM 1 (22'2 max x 10'9 max) UPVC double glazed window to the rear enjoying superb open views, built-in wardrobes with mirror fronted sliding doors, radiator and door to en-suite bathroom.

EN-SUITE BATHROOM Three piece white suite comprising shower above panelled bath with glass shower screen, WC with concealed cistern and floating wash hand basin. Fully tiled walls, tiled floor, LED ceiling spotlights and chrome towel rail radiator.

BEDROOM 2 (12' max x 8' max) Double glazed window to the side, radiator and built-in wardrobes with mirror fronted sliding doors.

SHOWER ROOM White three piece suite comprising WC with concealed cistern, floating wash hand basin and walk-in shower with rainfall shower head and additional shower head attachment. Fully tiled walls, tiled floor, chrome towel rail radiator and LED ceiling spotlights.

BATHROOM - EXAMPLE

UTILITY/STORAGE Worksurface, plumbing for washing machine, space for tumble dryer, ceramic tiled floor and radiator.

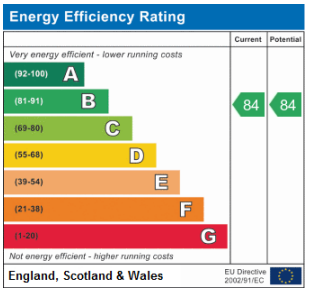
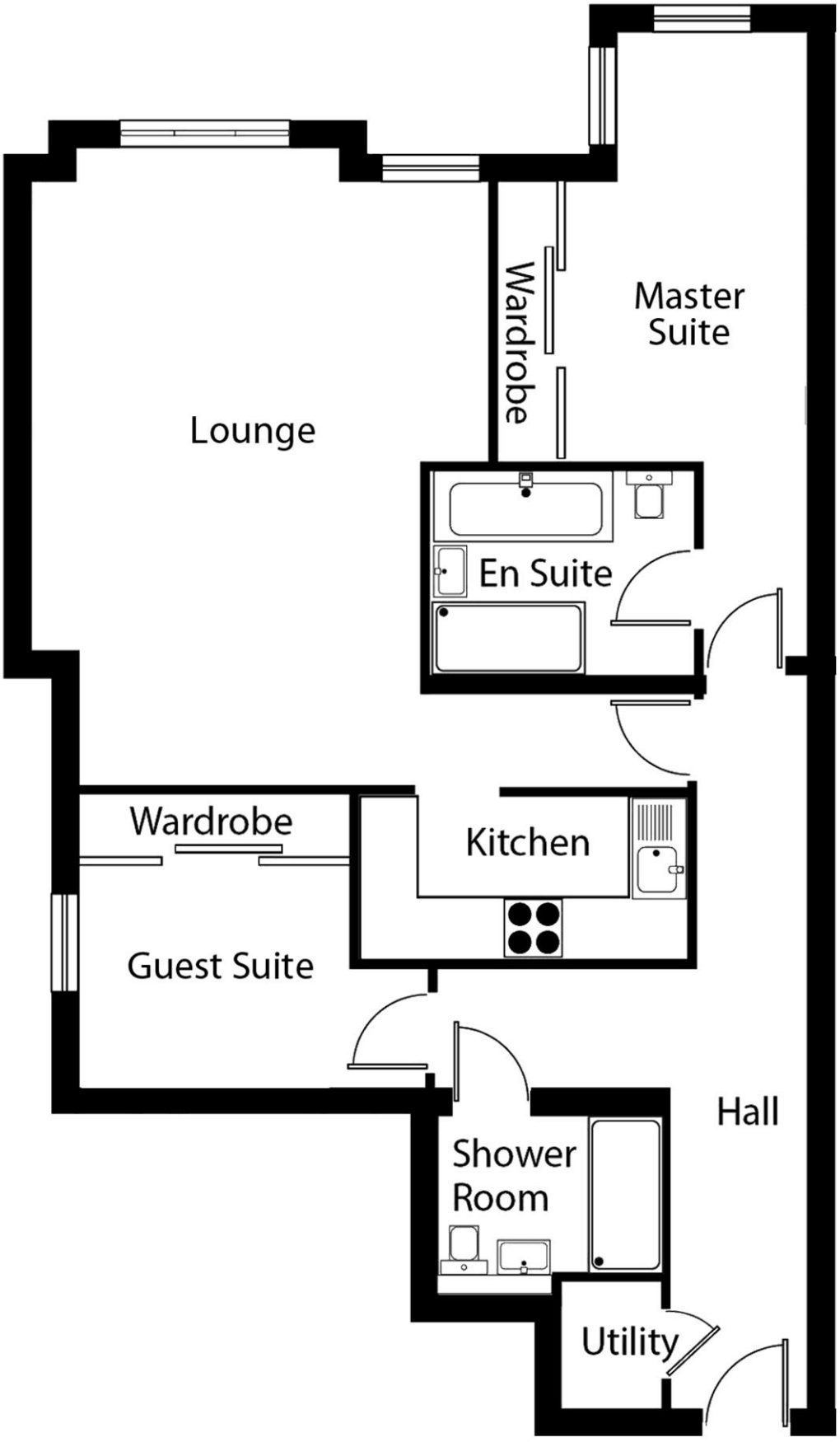
OUTSIDE Borders housing a variety of plants and shrubs and gate providing access to the generous car park at the rear with open outlook.

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

TENURE We are informed the tenure is Leasehold. £1,200 pcm.

SERVICES Water, gas and electricity are connected.

VIEWING To be arranged by Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940



Skelton Court Apartment 12