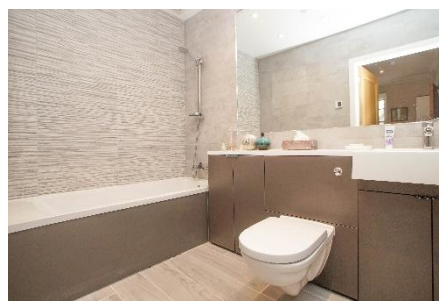


Cumbrian Properties

11 Scalesceugh Hall, Carleton



Price Region £210,000

EPC-C

First floor flat | Desirable development
1 reception | 2 double bedrooms | 2 bathrooms
Communal gardens & allocated parking | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 11 SCALESCEUGH HALL, CARLETON, CARLISLE

This beautifully presented two double bedroom first-floor flat is located within the desirable Scalesceugh Hall development and is offered for sale with no onward chain. The property briefly comprises a secure communal entrance, communal hall with stairs or lift access to the first floor, private entrance hall, spacious dining lounge, and a modern fitted kitchen with integrated appliances. There are two double bedrooms, both with fitted wardrobes, including a master bedroom with en-suite shower room, along with a stylish three-piece bathroom. The property also benefits from underfloor heating throughout, providing comfort and efficiency. Conveniently situated just off the A6 and only four minutes from the M6, Scalesceugh Hall enjoys an ideal location between the vibrant town of Penrith and the historic Border City of Carlisle, both just a short 10-minute drive away.

The underfloor heated accommodation with approximate measurements briefly comprises:

Entrance to the complex is via secure communal door with intercom system leading into the communal entrance hall. The first floor property is accessible via lift or stairs.



COMMUNAL ENTRANCE HALL

Entrance into the property leads into the entrance hall.

ENTRANCE HALL (27' x 11') Double glazed sash window to the front, coving to the ceiling, feature stone archway and doors leading to dining lounge, both bedrooms and bathroom.



ENTRANCE HALL

3/ 11 SCALESCEUGH HALL, CARLETON, CARLISLE

DINING LOUNGE (20' x 12') Double glazed sash windows to the front and to the side, coving to the ceiling and sliding doors to the kitchen.



DINING LOUNGE

KITCHEN (10' x 8'5) Fitted kitchen incorporating sink with mixer tap, eye level oven, grill and microwave, four burner electric hob with overhead extractor, integrated slimline dishwasher, integrated fridge and freezer, and skylight.



KITCHEN

MASTER BEDROOM (17'5 x 11') Double glazed timber frame sash windows to the rear, fitted wardrobes, coving to the ceiling and en-suite shower room.



MASTER BEDROOM

4/ 11 SCALESCEUGH HALL, CARLETON, CARLISLE

MASTER EN-SUITE SHOWER ROOM (8' x 6') Three piece suite comprising WC with concealed cistern, sink with mixer tap and tiled splashback and walk-in rainfall shower. Heated towel rail and fully tiled floor to ceiling.



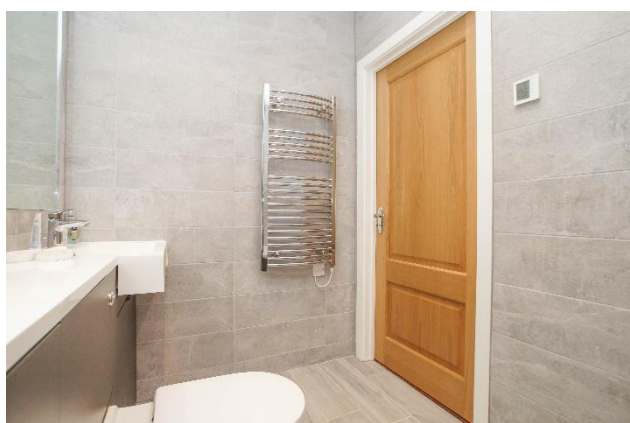
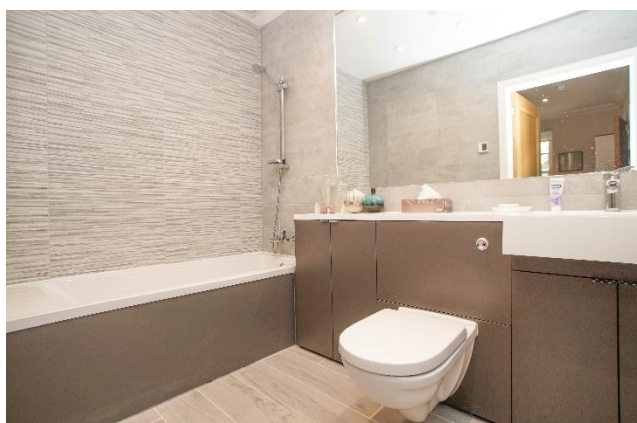
MASTER EN-SUITE SHOWER ROOM

BEDROOM 2 (12' x 10') Double glazed timber frame sash windows to the front, coving to the ceiling and fitted wardrobes.



BEDROOM 2

BATHROOM (8' x 5'5) Three piece suite comprising WC with concealed cistern, sink with mixer tap and panelled bath with mixer tap and shower over the bath. Heated towel rail and fully tiled floor to ceiling.



BATHROOM

5/ 11 SCALESCEUGH HALL, CARLETON, CARLISLE



PRIVATE COMMUNAL GARDENS

TENURE We are informed the tenure is Leasehold. Service charge £3187.87 per annum.

COUNCIL TAX We are informed the property is 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.

