

Cumbrian Properties

38 Canal Court, Carlisle



Price Region £65,000

EPC-D

First floor flat | Allocated parking space
1 reception room | 1 double bedroom | 1 bathroom
Ideal first time buy or buy to let investment

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2/ 38 CANAL COURT, OFF NEWTOWN ROAD, CARLISLE

A one bedroom, modern, first floor apartment situated close to the Cumberland Infirmary within easy walking distance of the city centre. The double glazed and electric heated accommodation briefly comprises entrance hall with fitted storage, lounge, modern kitchen, double bedroom and three piece bathroom. Allocated parking for one vehicle. Situated within close proximity to local amenities with the city centre less than a fifteen minute walk away. Sold with the benefit of no onward chain and would make an ideal first time buy or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to bathroom, bedroom and lounge. Built-in storage cupboard, electric heater and loft access.

LOUNGE (16'7 max x 15' max) Double glazed window to the front, electric heater, coving to the ceiling and door to kitchen.



LOUNGE

KITCHEN (8'8 max x 7'6 max) Fitted kitchen incorporating an electric oven with four ring electric hob and extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, double glazed window, built-in storage cupboard and tile effect flooring.



KITCHEN

3/ 38 CANAL COURT, OFF NEWTOWN ROAD, CARLISLE

BEDROOM (11' x 8'5) Double glazed window to the rear and electric storage heater.

BATHROOM (8'4 x 5') Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part boarded walls, double glazed frosted window, tile effect flooring and heated towel rail.



BEDROOM



BATHROOM

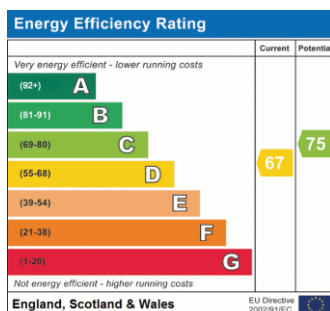
OUTSIDE Allocated parking for one vehicle.

NOTE Photographs were taken prior to tenancy.

TENURE We are informed the tenure is Leasehold.

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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