

Cumbrian Properties

2 Collin Place, Carlisle



Price Region **£79,950**

EPC-

First floor flat | Convenient location | Off-street parking
1 reception | 2 bedrooms | 1 bathroom | Communal gardens
Ideal FTB / BTL investment | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 2 COLLIN PLACE, OFF NEWTOWN ROAD, CARLISLE

This two bedroom first floor flat, offers ample off-street parking, well maintained communal gardens and is situated in a convenient location. The gas central heated and fully double glazed property does require modernisation as reflected in the price and briefly comprises entrance hall with stairs to the lounge, leading through to the kitchen and inner hallway with two bedrooms and a three piece bathroom. Externally, the property has ample off-street parking and a well maintained communal garden area to the front. Located close to local shops, schools and the Cumberland Infirmary, and with great transport links, this property would make an ideal first time buy or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL Stairs to the lounge.



ENTRANCE HALL

LOUNGE (13' x 12' max) Radiator, double glazed window and doors leading to the kitchen and inner hallway.



LOUNGE

KITCHEN (9'5 x 7' max) Fitted kitchen incorporating a range of wall and base units, stainless steel sink unit, freestanding cooker, space and plumbing for washing machine. Double glazed window, radiator and laminate flooring.

3/ 2 COLLIN PLACE, OFF NEWTOWN ROAD, CARLISLE



KITCHEN

INNER HALLWAY Doors to both bedrooms and bathroom.

BEDROOM 1 (11' x 11' max) Double glazed window and radiator.



BEDROOM 1

BEDROOM 2 (11' x 7' max) Double glazed window, walk-in wardrobe, cupboard housing the boiler and radiator.



BEDROOM 2

BATHROOM (8' x 6' max) Three piece suite comprising electric shower over panelled bath, wash hand basin and WC. Radiator and frosted double glazed window.

4/ 2 COLLIN PLACE, OFF NEWTOWN ROAD, CARLISLE



BATHROOM

OUTSIDE To the front of the property is ample off-street parking and a well maintained communal garden area.



VIEWS TO THE FRONT

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.

ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.