

Cumbrian Properties

19 Waterside House, Denton Holme



Price Region £82,500

EPC-C

First floor apartment | Popular location
Open plan living | 1 bedroom | 1 bathroom
Garage parking | Use of communal gardens

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A one bedroom, first floor, lift served apartment with high ceilings and feature exposed stone walls situated in the popular Mills development to the west of the city.

The apartment is double glazed and electric heated and briefly comprises spacious entrance hall with fitted storage, open plan dining/lounge/kitchen with integrated appliances, double bedroom and good size bathroom. externally the property has garage parking and use of the well-maintained communal gardens. Situated less than a five minute walk to the amenities in Denton Holme, within easy walking distance of the city centre and with pleasant walks along the River Caldew close by the apartment would suit those looking for a low maintenance property close to the city centre and would also make an ideal buy to let having been successfully rented for several years achieving a monthly rental of £480 pcm but with a potential to achieve £525 pcm. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to dining/lounge/kitchen, bedroom, bathroom and built-in storage cupboard housing the hot water tank. Wood effect flooring and electric heater.



ENTRANCE HALL

OPEN PLAN DINING/LOUNGE/KITCHEN (29'9 max x 12'5 max)

KITCHEN AREA Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, integrated washer dryer, stainless steel sink with mixer tap, tiled flooring, breakfast bar and ceiling spotlights.



KITCHEN AREA

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DINING LOUNGE AREA Feature exposed stone wall, secure intercom system, double glazed window, wood effect flooring and electric storage heater.



DINING LOUNGE AREA

BEDROOM (15'5 x 10') Double glazed window, feature exposed stone wall and electric storage heater.



BEDROOM

BATHROOM (9' x 6') Three piece suite comprising shower over panelled bath, wash hand basin and WC. Part tiled walls, ceiling spotlights and wall mounted electric heater.



BATHROOM

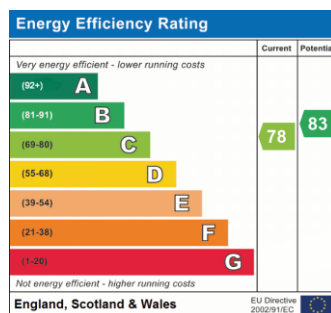
OUTSIDE Use of the maintained communal gardens and garage parking.

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TENURE We are informed the tenure is Leasehold. 999 year lease from 2003. Maintenance fee approx. £145pcm.

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.



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