

# Cumbrian Properties

## 21 Pennine View Close, Carleton



**Price Region £110,000**

**EPC-D**

First floor flat | Popular location  
Spacious open plan living | 2 double bedrooms | Four piece bathroom  
Allocated parking | No onward chain

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## 2/ 21 PENNINE VIEW CLOSE, CARLETON GRANGE, CARLISLE

This low maintenance two double bedroom first floor flat is situated in the popular area of Carleton and is neutrally decorated throughout with no onward chain. The electrically heated and double glazed property briefly comprises staircase to the landing, 27' open plan living and kitchen area with a Juliette balcony, two double bedrooms, a four piece bathroom and allocated parking. Located close to many local amenities and schools and only three miles from the city centre, the property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entrance to the first floor flat is through double glazed front door & staircase leading to the landing.**

**LANDING** Doors to the open plan living dining kitchen, two double bedrooms, bathroom and storage cupboard housing the water tank.

### **OPEN PLAN DINING LOUNGE & KITCHEN (27' x 18' max)**

**DINING LOUNGE AREA** Partial laminate flooring, double glazed window to the rear and patio doors opening to Juliette balcony.

**KITCHEN AREA** Fitted kitchen incorporating integrated electric oven and hob with extractor hood above, stainless steel sink with drainer, plumbing for washing machine and space for freestanding fridge freezer. Tile effect vinyl flooring and double glazed window.



OPEN PLAN DINING LOUNGE & KITCHEN

3/ 21 PENNINE VIEW CLOSE, CARLETON GRANGE, CARLISLE

**BEDROOM 1 (12'5 x 12' max)** Fitted wardrobes and double glazed window to the rear.



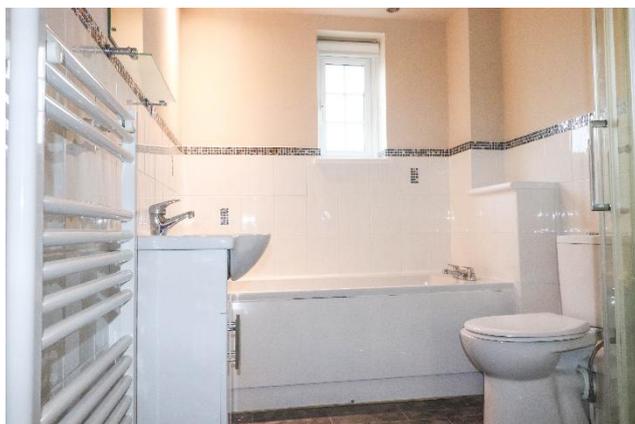
BEDROOM 1

**BEDROOM 2 (14' x 7'5 max)** Fitted wardrobes and double glazed window to the front.



BEDROOM 2

**BATHROOM (8' x 6' max)** Four piece suite comprising panelled bath, shower cubicle, vanity unit wash hand basin and WC. Heated towel rail, frosted double glazed window, ceiling spotlights and tile effect laminate flooring.



BATHROOM

4/ 21 PENNINE VIEW CLOSE, CARLETON GRANGE, CARLISLE

**OUTSIDE** The property benefits from allocated parking.

**TENURE** We are informed the tenure is Leasehold. 999 years from 1<sup>st</sup> July 2002.

**SERVICE CHARGE** £995 per annum.

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

**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.

