

Cumbrian Properties

4 Smithy Court, Greystoke



Price Region £170,000

EPC-C

First floor flat | Village location
1 reception | 2 double bedrooms | Modern shower room
Garage & parking | Communal courtyard

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A well-presented, spacious and modern, two double bedroom first floor flat, with garage and parking, situated in the sought after village of Greystoke. The double glazed and electric heated accommodation briefly comprises entrance hall with staircase to the first floor, good size lounge with log effect electric fire, fitted kitchen, two double bedrooms – both with fitted storage cupboards, and a newly refurbished shower room. Externally, the property benefits from a garage, parking and communal courtyard. Ideally suited to the first time buyer or buy to let investment market. Greystoke offers a variety of amenities including schools, shops and regular bus routes and is only a ten minute drive to Penrith town centre.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite front door into the entrance hall.

ENTRANCE HALL Ceiling spotlight and staircase to the first floor.

FIRST FLOOR

LANDING Doors to bedrooms, shower room and lounge.

BEDROOM 1 (16' x 9') Double glazed window to the front, fitted wardrobes and storage heater.



BEDROOM 1

BEDROOM 2 (12' x 10') Double glazed window to the front, overstairs storage cupboard and storage heater.



BEDROOM 2

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LOUNGE (16' x 12') Two double glazed windows overlooking the courtyard, fireplace housing a log effect electric fire on a stone base with matching surround, storage heater and door to the kitchen.



LOUNGE

KITCHEN (11' x 9') Fitted kitchen incorporating a stainless steel sink unit with mixer tap, electric hob with double oven below, plumbing for washing machine, space for fridge freezer, ceiling spotlight and double glazed window to the front.



KITCHEN

SHOWER ROOM Newly refurbished shower room comprising walk-in shower with tiled splashbacks, WC and wash hand basin with mixer tap. Radiator, fully tiled walls, tiled flooring, ceiling spotlight and storage cupboard.



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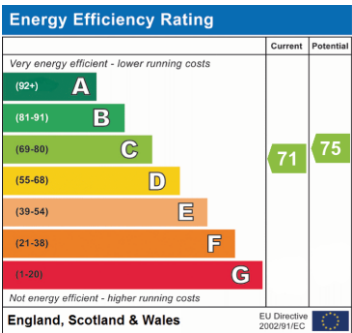
OUTSIDE Garage, parking and communal courtyard.



COMMUNAL COURTYARD



GARAGE & PARKING



TENURE We are informed the tenure is Leasehold. 999 years (965 years remaining).
Service charge £45 per month.

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.