

Cumbrian Properties

9 Edentown Court, Carlisle



Price Region £150,000

EPC-C

First floor flat | Popular residential location
Large living room & modern kitchen | 2 bedrooms | 1 bathroom
Allocated parking space | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

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This spacious two bedroom first floor flat is located in the popular residential area of Etterby and briefly comprises entrance hall leading to two bedrooms, shower room, a large dining lounge and modern kitchen. The gas central heated and fully double glazed property is neutrally decorated throughout to a high standard with a small balcony to the dining lounge giving open aspect views. Externally, there is ample street parking and one designated parking space to the front of the property. The rear of the property has an open aspect with a shared patio area. Located close to many local amenities including supermarkets, schools and excellent transport links, the property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entrance to the property is via a communal front door with secure intercom system.

Entrance to the flat is via a double glazed front door into the entrance hallway.

ENTRANCE HALL (11' x 5' max) Radiator, thermostat and doors to the dining lounge, bathroom, two bedrooms and two large storage cupboards.



ENTRANCE HALL

BEDROOM 1 (13' x 12') Double glazed window to the front, radiator and built-in wardrobes and storage.



BEDROOM 1

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BEDROOM 2 (12' x 10' max) Double glazed window to the front, radiator and built-in wardrobes and drawers.



BEDROOM 2

SHOWER ROOM (9' x 7' max) Three piece suite comprising double shower, vanity unit wash hand basin and WC. Heated towel rail, tiled flooring and partially tiled walls.



BATHROOM

DINING LOUNGE (19' x 19'5 max) Double glazed door leading out to the balcony, two radiators and telephone intercom entry system. Leads through to the kitchen.



DINING LOUNGE

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KITCHEN (12' x 10' max) Modern fitted kitchen incorporating freestanding cooker, washing machine and fridge freezer, tile effect laminate flooring, marble effect worksurfaces, undercounter lighting and double glazed window, 1.5 stainless steel sink and boiler.



KITCHEN

OUTSIDE To the front of the property is residential parking with one allocated space. To the rear of the property is an open aspect with a shared patio area.



FRONT OF THE PROPERTY

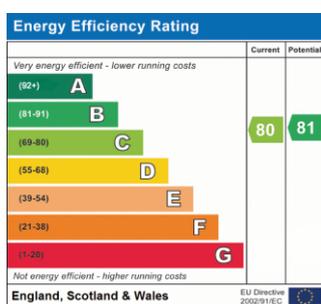


BALCONY VIEW

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TENURE We are informed the tenure is Leasehold. 999 years from 13th September 2005. Leasehold owned between the 18 flats in the building. Building has its own management company - Edentown Court Management Company

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.

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.