

# Cumbrian Properties

## Flat 6, Sandgate Court, Long Marton



**Price Region £100,000**

**EPC-D**

First floor flat | Village location  
1 reception | 2 bedrooms | 1 bathroom  
Residents parking | Ideal first time buy or buy to let

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## 2/ FLAT 6, SANDGATE COURT, LONG MARTON, APPLEBY

A well presented first floor two bedroom flat which has just undergone a full re-decoration and new carpets. The UPVC double glazed and electric heated accommodation briefly comprises of entrance hall with staircase to the first floor landing, good size lounge, dining kitchen, two bedrooms and bathroom. Residents parking within Sandgate Court. Ideal first time buy, buy to let investment or second home. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Double glazed door into entrance hallway.**

**ENTRANCE HALLWAY** Electric storage heater, staircase to the first floor landing.

**FIRST FLOOR LANDING** Access to part boarded loft, ceiling spotlights, coving to ceiling, electric storage heater and doors to all rooms and airing cupboard.

**LOUNGE (18' x 11'2)** UPVC double glazed window, coving to ceiling and electric storage heater.



LOUNGE

**KITCHEN (11'2 x 10'6)** Fitted kitchen with complementary worksurfaces, tiled splashbacks, a 1.5 bowl stainless steel sink with mixer tap, four ring electric hob with extractor above. Washing machine, electric storage heater, ceiling spotlights, coving to ceiling, wood effect flooring and UPVC double glazed window.



KITCHEN

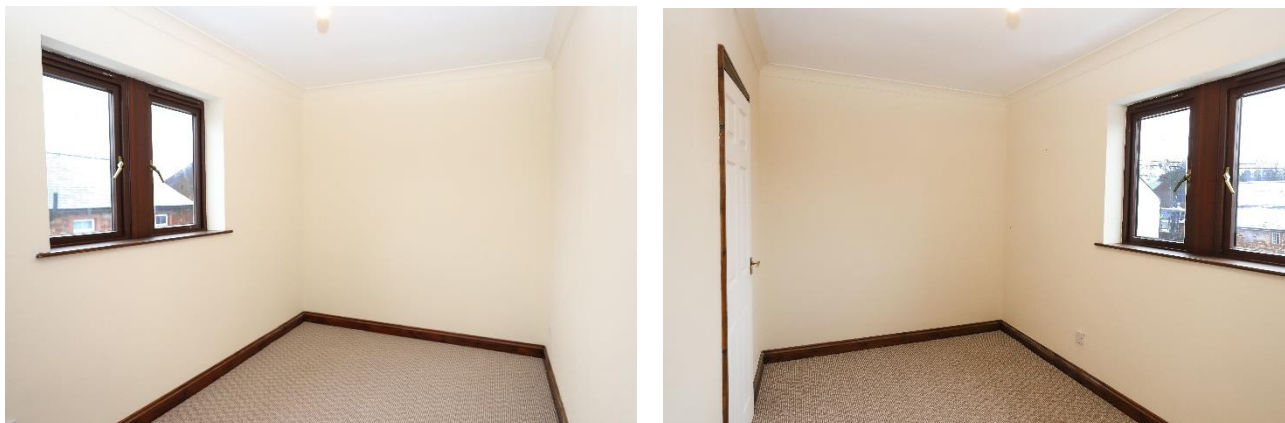
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**BATHROOM (8'4 max x 7'4 max)** Three piece suite in cream with shower over corner bath, low level WC and pedestal wash hand basin. Part tiled walls, ceiling spotlights, coving to ceiling, vinyl flooring, electric storage heater and UPVC double glazed window.



BATHROOM

**BEDROOM 2 (13'3 x 7'5)** UPVC double glazed window and coving to ceiling.



BEDROOM 2

**BEDROOM 1 (12'2 x 11'2)** UPVC double glazed window, coving to ceiling and door to built in storage cupboard.



BEDROOM 1

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**OUTSIDE** Residents parking available within the courtyard.

**DIRECTIONS** – From Penrith take the A66 east for approximately 9 miles and turn left signposted Long Marton. Follow this road for around one mile to a “T” junction and turn left. Proceed into the centre of the village, turn left at signpost for the School and then take second right into Sandgate Court.

**TENURE** We are informed the tenure is Leasehold. 999 years from 7/12/1993. Peppercorn rent (contact our Penrith office for details).

**COUNCIL TAX** We are informed the property is in 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.

