

# Cumbrian Properties

5 Hadrian Court, Brampton



**Price Region £129,950**

**EPC-**

First floor apartment | Lift access  
Open plan living | 2 bedrooms | 2 bathrooms  
Allocated parking | Popular market town

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 5 HADRIAN COURT, UNION LANE, BRAMPTON

We are pleased to offer for sale this two bedroom, first floor apartment with allocated parking and lift access. The accommodation, with high quality fixtures and fittings and integrated appliances, briefly comprises entrance hall, 20'5 open plan kitchen/dining lounge with feature floor to ceiling windows, two double bedrooms, master en-suite shower room and bathroom. The property also benefits from ample visitor parking. Situated in the market town of Brampton close to local shops, amenities, schools and public transport links.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Radiator and doors to rooms.



ENTRANCE HALL

**BEDROOM 1 (11'6 x 10'6)** UPVC double glazed window to the side, radiator and door to en-suite bathroom.



BEDROOM 1

**EN-SUITE BATHROOM (5'7 x 5'3)** Three piece suite comprising WC, wash hand basin and walk-in shower. Heated towel rail, fully tiled walls and tiled floor.

3/ 5 HADRIAN COURT, UNION LANE, BRAMPTON



EN-SUITE SHOWER ROOM

**BEDROOM 2 (10'6 x 8'8)** UPVC double glazed window to the side and radiator.



BEDROOM 2

**BATHROOM (6'7 x 5'8)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Heated towel rail, tiled walls and tiled floor.



BATHROOM

**OPEN PLAN KITCHEN/DINING LOUNGE (20'5 x 17'9)**

**DINING LOUNGE AREA** Feature UPVC double glazed floor to ceiling windows and two radiators.

**KITCHEN AREA** Fitted kitchen incorporating four ring gas hob with extractor hood above, oven and grill, sink with mixer tap, integrated washing machine, integrated fridge and freezer, Baxi boiler (approx. 2 years old), tiled splashbacks and tiled flooring.



4/ 5 HADRIAN COURT, UNION LANE, BRAMPTON



OPEN PLAN KITCHEN/DINING LOUNGE

**OUTSIDE** Allocated parking and ample visitor parking. The property also benefits from staircase and lift access.



ENTRANCE STAIRCASE



ENTRANCE LIFT

**TENURE** We are informed the tenure is Leasehold. 999 year lease from 2009. £1559.92 per annum

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

5/ 5 HADRIAN COURT, UNION LANE, BRAMPTON

**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.



EPC GRAPH TO  
FOLLOW