

Cumbrian Properties

Flat 3, Gleniffer, Station Road, Shap



Price Region £95,000

EPC-C

First floor flat | Fringe of the Lake District National Park
Dining lounge | 2 bedrooms | 1 bathroom
Residents parking | Lovely views

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An immaculately presented two double bedroom first floor flat with telephone entry system situated in this popular location and benefiting from lovely views across to the fells. The UPVC double glazed and electric heated accommodation briefly comprises dining lounge, kitchen, two double bedrooms and bathroom. Residents parking. Ideally suited to the first time buyer, buy to let investor or ideal 'lock-up and leave' holiday home in a quiet residential area or second home as currently utilised.

The village of Shap is ideally located for easy access to the M6 motorway (J39) and benefits from a range of local amenities including primary school, shops, cafes, pub and open air swimming pool. Situated on the fringe of the Lake District National Park and the Yorkshire Dales with the towns of Penrith and Kendal within a half hour drive. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via communal entrance hallway with staircase to the first floor flat.

FIRST FLOOR

ENTRANCE HALLWAY Opening into dining lounge and doors to all rooms.

BATHROOM (8'3 max x 5'5 max) Three piece suite in white with shower over panelled bath, low level WC and pedestal wash hand basin. Part tiled walls and heat store fan heater.



BATHROOM

DINING LOUNGE (15'8 max x 10'7 max) Night storage heater and UPVC double glazed windows with views across the village to the fells.



DINING LOUNGE

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KITCHEN (8'8 x 6'9) Fitted kitchen with complementary worksurfaces, tiled splashbacks and stainless steel single drainer sink with mixer tap. Four ring electric hob with extractor above and oven below. Space for under counter fridge, plumbing for washing machine, wall mounted electric heater, vinyl flooring and UPVC double glazed window.



KITCHEN

BEDROOM 1 (10'8 x 9'6) Wall mounted electric heater and UPVC double glazed window with lovely views towards the fells.



BEDROOM 1

BEDROOM 2 (10' x 8'5) Wall mounted electric heater, airing cupboard and UPVC double glazed window with views towards the fells.



BEDROOM 2

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OUTSIDE Residents parking.

TENURE Leasehold – 999 years from October 2004. Ground rent £100 per annum. Management fee is £100 pcm equating to £1200 per annum. Private use of lockable storage unit in cellar for storing bikes etc is £120 per annum.

COUNCIL TAX We are informed the property is in tax band A

SERVICES Mains water, broadband phone line, electricity, heating is via storage heaters and convector heaters.

NB – Fully decorated and new carpets fitted throughout in Spring 2021.

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.

