

# Cumbrian Properties

## Flat 2, Grosvenor House, Warwick Square



**Price Region £88,000**

**EPC-**

First floor flat | Close to city centre  
1 reception room | 2 bedrooms | 1 bathroom  
Ideal first time buy or investment opportunity

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## 2/ FLAT 2, GROSVENOR HOUSE, WARWICK SQUARE, CARLISLE

This two bedroom flat briefly comprises of secure communal entrance, access to flat via stairs or lift, entrance hall with storage cupboards, two spacious double bedrooms, family bathroom, fitted kitchen and lounge with patio doors to the balcony. Successfully let achieving a monthly rental of £475 pcm. Ideal first time buy or buy to let investment opportunity.

The accommodation with approximate measurements briefly comprises:

**SECURE COMMUNAL ENTRANCE** Intercom telephone system, staircase or lift to the first floor.

**ENTRANCE HALL (19'5 x 3'4)** Radiator and doors to rooms. Shelves storage cupboard with light.



COMMUNAL ENTRANCE



ENTRANCE HALL

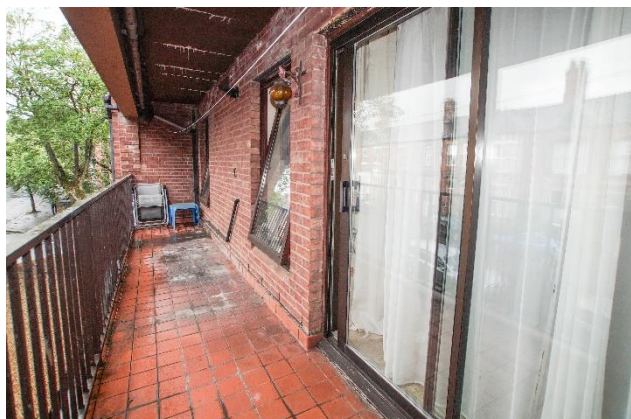
**LOUNGE (15'5 x 9'3)** Gas fire on marble hearth, coving to ceiling, radiator and double glazed patio doors leading onto the balcony.



LOUNGE

3/ FLAT 2, GROSVENOR HOUSE, WARWICK SQUARE, CARLISLE

**BALCONY (26'3 x 6'5)** Tiled flooring, safety rail and part walled.



BALCONY



VIEW FROM BALCONY

**DINING KITCHEN (14' x 8')** Fitted kitchen incorporating stainless steel sink with drainer, tiled splashbacks, free standing gas cooker and plumbing for washing machine. Tile effect vinyl flooring and radiator.



DINING KITCHEN

**BEDROOM 1 (10'2 x 10')** Coving to ceiling, radiator and wood framed double glazed window.

**BATHROOM (6'6 x 6')** Three piece suite comprising electric shower over panelled bath, wash hand basin and WC. Tile effect vinyl flooring, tiled walls and heated towel rail.



BEDROOM 1



BATHROOM



4/ FLAT 2, GROSVENOR HOUSE, WARWICK SQUARE, CARLISLE

**BEDROOM 2 (10'2 x 6'8)** Coving to ceiling, houses the boiler, radiator and wood framed double glazed window to the side of the property.



BEDROOM 2

**TENURE** We are informed the tenure is Leasehold – 999 years from 2020. Maintenance fee is £350 per quarter and includes insurance.

**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.

EPC TO FOLLOW