

Cumbrian Properties

16 Waterside House, Denton Holme



Price Region £125,000

EPC-C

First floor apartment | Popular development
Open plan living | 2 bedrooms | 2 bathrooms
Private balcony | Garage parking & communal gardens | No chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

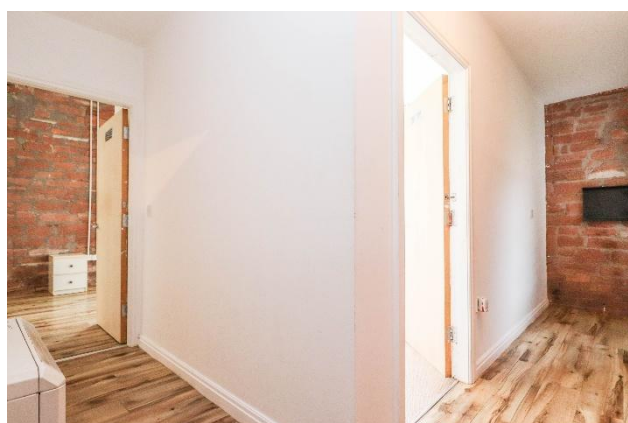
2/ 16 WATERSIDE HOUSE, DENTON HOLME, CARLISLE

This spacious first floor two bedroom, two bathroom, lift served apartment, offers spacious low maintenance living, garage parking and private balcony. Located in the popular Mills development, the property is double glazed and electrically heated and is accessed via stairs or lift to the first floor with a balcony walkway leading to the apartment. The open-plan living/kitchen area incorporates integrated appliances, with feature exposed stone wall, high ceilings, large windows flooding the room with light and access on to a private balcony. There are two double bedrooms, each with a quirky layout and with two fitted wardrobes and three piece en-suite to the master, and a separate three piece bathroom. Externally, there are well-maintained communal gardens, parking for one vehicle within a secure shared garage & plenty of visitors parking. Located less than a five minute walk to the waterfall and pleasant riverside walks, local shops, schools and bus stops and just a short ten minute walk into the city centre. The property provides low maintenance living and would make an ideal first time buy, buy to let, or downsize and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the entrance hall.

ENTRANCE HALL Built-in storage, electric storage heater, feature exposed stone wall, wood effect flooring and doors leading through to the open plan lounge and kitchen, both bedrooms and bathroom.



ENTRANCE HALL

OPEN PLAN DINING LOUNGE & KITCHEN (22'4 max x 21'5 max)

LOUNGE AREA Feature exposed stone wall, electric heater, secure intercom system, double glazed window, and door leading out to the balcony.



OPEN PLAN LOUNGE AREA

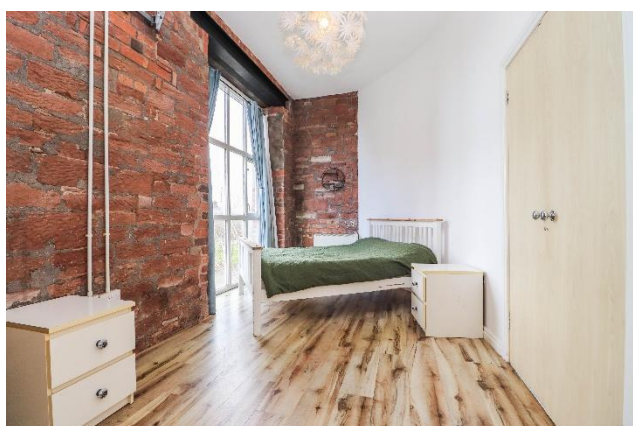
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KITCHEN AREA Fitted kitchen incorporating electric oven and grill with four burner hob and extractor hood above, integrated fridge freezer, plumbing and space for dishwasher and washing machine, stainless steel sink with mixer tap, breakfast bar, tiled splashbacks and tile effect flooring.



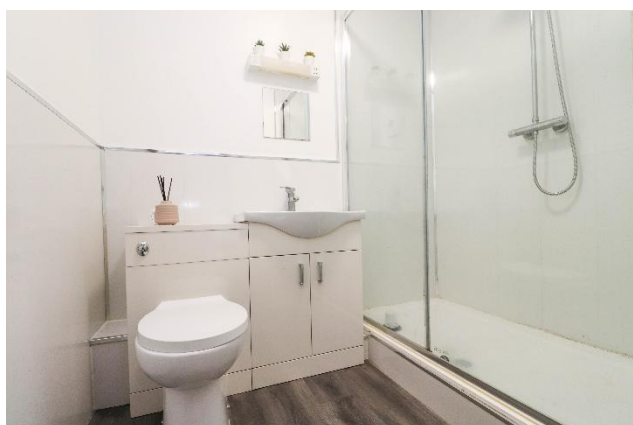
OPEN PLAN KITCHEN AREA

BEDROOM 1 (15'9 max x 10'3 max) Feature exposed stone wall, two built-in wardrobes, double glazed window to the front, electric heater, wood effect flooring and door to the en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'6 x 7') Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Boarded splashbacks, wood effect flooring and wall-mounted heater.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (13'7 max x 12'7 max) Double glazed window to the front and electric heater.



BEDROOM 2

BATHROOM (7'5 x 6'6) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Tiled splashbacks, tile effect flooring and heated towel rail.



BATHROOM

OUTSIDE The property benefits from the use of well-maintained communal gardens along with parking within a shared secure garage and plenty of visitors parking.



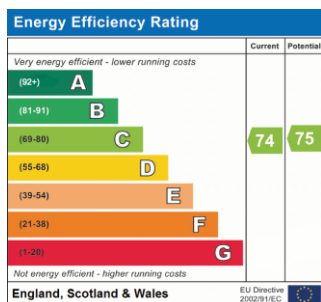
EXTERNAL

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TENURE We are informed the tenure is Leasehold. 999 years from 1995.

SERVICE CHARGE £144 per month

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.