

# Cumbrian Properties

## 59 Caldew Maltings, Caldewgate



**Price Region £100,000**

**EPC-D**

Ground floor apartment | No onward chain  
Open plan living/kitchen | 2 double bedrooms | 2 bathrooms  
Parking | Convenient location

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/ 59 CALDEW MALTINGS, BRIDGE LANE, CALDEWGATE, CARLISLE

This exceptionally spacious, two double bedroom, two bathroom, ground floor apartment has been well-maintained throughout. Situated in a quiet cul-de-sac location in Caldew Maltings the property is double glazed with updated electric heating and briefly comprises spacious 31' open plan living/kitchen with contemporary flame effect electric fire and integrated appliances, master double bedroom with French doors to the patio and an ensuite shower room, second double bedroom and three piece bathroom. There is a pleasant patio seating area outside along with residents parking. The property further benefits from a secure intercom entry system, well-maintained communal gardens and an excellent location within easy walking distance of the Cumberland Infirmary, the city centre through Carlisle's historic quarter and with supermarkets and bus stops on your door step. The property would appeal to those looking for low maintenance living in a central location and is sold with the benefit of no onward chain. This property flooded in 2015.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the open plan living/kitchen.**

**OPEN PLAN LIVING/KITCHEN (31' max x 16'7 max)**

**LOUNGE AREA** Contemporary flame effect electric fire, double glazed windows to the front, two electric heaters, wood effect flooring, opening to the kitchen area and glazed door to the inner hall.

**KITCHEN AREA** Fitted kitchen incorporating integrated fridge and freezer, integrated dishwasher and washing machine, electric oven and four ring hob with extractor hood above, one and a half bowl stainless steel sink unit, under counter lighting, tiled flooring and double glazed window to the rear.



OPEN PLAN LIVING/KITCHEN

3/ 59 CALDEW MALTINGS, BRIDGE LANE, CALDEWGATE, CARLISLE

**INNER HALL** Wood effect flooring. Doors to bedrooms, bathroom and rear porch.

**BEDROOM 1 (15' max x 14' max)** Composite French doors to the patio area, electric heater, coving to the ceiling and door to en-suite shower room.

**EN-SUITE SHOWER ROOM (6'6 x 6'4)** Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Cupboard housing the hot water cylinder, tiled splashbacks, heated towel rail and tile effect flooring.



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (9'5 max x 9' max)** Double glazed window to the rear and electric heater.



BEDROOM 2

4/ 59 CALDEW MALTINGS, BRIDGE LANE, CALDEWGATE, CARLISLE

**BATHROOM (6'5 max x 6'5 max)** Three piece suite comprising panelled bath, wash hand basin and WC. Panelled ceiling with spotlights, tiled splashbacks, heated towel rail and tile effect flooring.



BATHROOM

**OUTSIDE** Patio seating area, residents parking and well-maintained communal gardens.



PATIO



PARKING

**FLOOD NOTE** There are insurance schemes available for new home owners that are buying properties that have been or are in a flood risk area, copy and paste the following link into your browser for more information.

[abi.org.uk/Insurance-and-savings/Topics-and-issues/Flood-Re](http://abi.org.uk/Insurance-and-savings/Topics-and-issues/Flood-Re)

**TENURE** We are informed the tenure is Leasehold.

**COUNCIL TAX** We are informed the property is Tax Band A.  
999 year lease from 1<sup>st</sup> May 1989.

**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.

