

Cumbrian Properties

34 Fenwick Drive, Kingstown



Price Region £89,600

EPC-B

First floor apartment | North of the river Eden
Open plan lounge/kitchen | 2 bedrooms | No chain
LOW COST HOUSING | Allocated parking

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2/ 34 FENWICK DRIVE, KINGSTOWN, CARLISLE

A modern well presented two bedroom first floor apartment which is being sold under the Low Cost Housing Scheme with 30% discount off full market value. The double glazed and gas central accommodation, neutrally decorated throughout, comprises of entrance hall with good size cloaks cupboard, a light and airy open plan dining lounge/kitchen, two double bedrooms – both of which have open views over the playing fields, and a modern three piece neutral bathroom. Further benefitting from allocated parking and sold with no onward chain this property would make an ideal first time buy and would suit those looking for low maintenance living. Located less than a 5 minute drive to the amenities of Kingstown and with good access to J44 of the M6.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Built in storage cupboard, radiator, coving and doors to open plan lounge/kitchen, bedrooms and bathroom.



ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN (19' max x 16'3 max)

KITCHEN AREA – Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, plumbing for washing machine and 1.5 bowl sink unit with mixer tap. Cupboard housing the boiler, space for full height fridge/freezer, radiator, tile effect flooring and double glazed window.

LOUNGE AREA – Double glazed window and coving to ceiling.



KITCHEN AREA

3/ 34 FENWICK DRIVE, KINGSTOWN, CARLISLE



LOUNGE AREA

BEDROOM 1 (11' x 10'3) Radiator and double glazed window to rear with open views.



BEDROOM 1

BATHROOM (7'9 x 6'4) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Double glazed frosted window, radiator, part tiled walls and tile effect flooring.



BATHROOM

4/ 34 FENWICK DRIVE, KINGSTOWN, CARLISLE

BEDROOM 2 (11' x 8'8) Radiator and double glazed window to the rear with open views.



BEDROOM 2

OUTSIDE The property benefits from an allocated parking space.



VIEW TO THE REAR

TENURE We are informed the tenure is Leasehold – 999 years from 1st Jan 2013
Service charge approx £800 per annum

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

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.