

Cumbrian Properties

89 South Henry Street, Carlisle



Price Region **£75,000**

EPC-D

Ground floor apartment | Close to city centre

1 reception room | 2 bedrooms

Newly fitted wet room | No onward chain

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This two bedroom, ground floor apartment, with newly fitted carpets, is sold with the benefit of no onward chain and is situated close to the city centre with a variety of local amenities close at hand. The accommodation briefly comprises entrance hall, newly fitted wet room, two bedrooms, spacious dining lounge and fitted kitchen.

The accommodation with approximate measurements briefly comprises:

Entrance door into communal hallway with composite door into the private entrance hall.

ENTRANCE HALL Two shelved storage cupboards, doors to wet room, bedrooms and lounge.

WET ROOM (7'9 x 5') Newly fitted wet room with heated towel rail and double glazed frosted window.



ENTRANCE HALL



WET ROOM

BEDROOM 1 (15' x 9'6) Two UPVC double glazed windows to the front and radiator.



BEDROOM 1

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BEDROOM 2 (9'8 x 6'6) UPVC double glazed window to the front and radiator.



BEDROOM 2

LOUNGE (16'4 x 12'9) UPVC double glazed window to the front, radiator, coving to the ceiling, gas fire with wooden mantle and door to kitchen.



LOUNGE

KITCHEN (12'9 x 7') Fitted kitchen incorporating four ring electric hob with aluminium splashback and extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine, Worcester boiler, radiator, wood effect laminate flooring and UPVC double glazed window to the side.



KITCHEN

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TENURE We are informed the tenure is Leasehold. Service charge £43.75 pcm

COUNCIL TAX We are informed the property is 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.

