

Cumbrian Properties

15 Argyll Drive, Carlisle



Price Region **£79,950**

EPC-C

First floor apartment | No onward chain
Open plan lounge/kitchen | 2 bedrooms | 1 bathroom
Ideal first time buy or buy to let investment

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 15 ARGYLL DRIVE, HARRABY, CARLISLE

This neutrally decorated, two bedroom, first floor apartment, with ceiling heating, briefly comprises secure communal entrance with staircase to the apartment, entrance hall, bathroom, two bedrooms and open plan lounge/kitchen. Ample residents parking is available. Situated in a great location close to shops and amenities. This property is ideally suited to the first time buyer or buy to let investment market. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

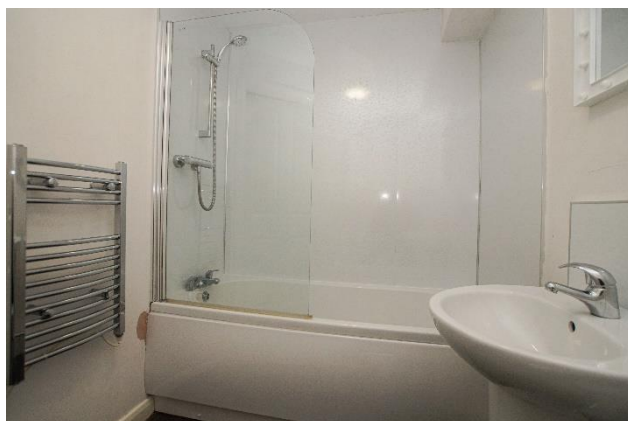
Secure communal door into hall with staircase to the apartment front door leading into the entrance hall.

ENTRANCE HALL Doors to all rooms and two storage cupboards – one housing the boiler.

BATHROOM (7'9 x 5'6) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Aqua-panelled splashbacks, electric heated towel rail and tile effect vinyl flooring.



ENTRANCE HALL



BATHROOM

BEDROOM 1 (11'4 x 11'3) UPVC double glazed window to the front.



BEDROOM 1

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BEDROOM 2 (12'6 x 8'7) UPVC double glazed window to the front and built-in wardrobe.



BEDROOM 2

OPEN PLAN LOUNGE/KITCHEN (18'6 x 16')

LOUNGE AREA - UPVC double glazed windows to the front and side. Opens through to kitchen area.

KITCHEN AREA - Fitted kitchen incorporating a four ring electric hob with extractor hood above, electric oven and grill, plumbing for washing machine, stainless steel sink with mixer tap, tiled splashbacks and tile effect vinyl flooring.



LOUNGE AREA



KITCHEN AREA

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OUTSIDE Communal parking.

TENURE We are informed the tenure is Leasehold. 125 years remaining from 2005.
Service Charge £1,024.00 per annum.

COUNCIL TAX To be confirmed

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.

