

# Cumbrian Properties

11 Hadrian Court, Brampton



**Price Region £129,950**

**EPC-C**

Ground floor apartment | Market town location  
Open plan living | 2 bedrooms | 1 bathroom  
Secure communal entrance | Allocated parking

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/ 11 HADRIAN COURT, UNION LANE, BRAMPTON

A realistically priced double glazed and gas central heated ground floor flat with two good size bedrooms situated close to local shops, schools, amenities and public transport links. The accommodation briefly comprises secure communal entrance, entrance hall, open plan living/dining/kitchen, utility room, two bedrooms, en-suite cloakroom and bathroom. The property also benefits from allocated parking.

The accommodation with approximate measurements briefly comprises:

**Entry via secure communal entrance hall with door to No.11 entrance hall.**

**ENTRANCE HALL** Radiator and intercom system. Doors to utility, bedrooms, bathroom and open plan dining/lounge/kitchen.



COMMUNAL ENTRANCE HALL



ENTRANCE HALL

**UTILITY (5'8 x 4'3)** Fitted cupboards and worksurface, plumbing for washing machine and tile effect vinyl flooring.

**BATHROOM (6'7 x 5'8)** Three piece suite comprising WC, wash hand basin and shower above panelled bath. Heated towel rail, tiled walls and tiled flooring.



BATHROOM

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**BEDROOM 1 (11'6 x 10'6)** UPVC double glazed window to the rear, radiator and door to en-suite cloakroom.



BEDROOM 1

**EN-SUITE CLOAKROOM** Low level WC and wash hand basin. Heated towel rail, tiled walls and tiled flooring.



EN-SUITE CLOAKROOM

**BEDROOM 2 (10'6 x 7'5)** UPVC double glazed window to the rear and radiator.



BEDROOM 2

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**OPEN PLAN DINING/LOUNGE/KITCHEN (25' x 14')** Fitted kitchen incorporating an electric oven and grill, four ring electric hob with extractor hood above, cupboard housing the Worcester boiler and sink unit with mixer tap. UPVC double glazed window to the side, full length UPVC double glazed window to the rear, two radiators and electric fire with wooden mantelpiece.



OPEN PLAN LIVING

**OUTSIDE** Allocated parking to the front of the property.

**TENURE** We are informed the tenure is Leasehold. 999 years from 01/12/2007. Service charge 2024 - £113.68 pcm (£1,364.10 per annum).

A copy of the service charges for 2024 are available from our Carlisle office.

**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.

