

# Cumbrian Properties

## Flats 1 & 2, The Old George, Brampton



Price Region £125,000

EPC-D & E

First & second floor flats | Investment opportunity  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Tenanted | £11,400 per annum

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## 2/ FLATS 1 & 2, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

An investment opportunity to purchase a two bedroom first floor flat and a one bedroom second floor flat – both with tenants – providing a joint income of £11,400 per annum. The property is double glazed and electric heated with a communal entrance and staircase to the first and second floors. Flat 1 briefly comprises entrance hall, dining lounge, cloakroom, kitchen, bathroom and two bedrooms. Flat 2 briefly comprises entrance hall, dining lounge, kitchen, bedroom and bathroom. Situated close to a variety of local amenities and providing a perfect opportunity for a buy to let investment.

The electric heated and double glazed accommodation with approximate measurements briefly comprises:

Secure communal door into the entrance hall with staircase to the first floor and second floors.

### FLAT 1 – FIRST FLOOR - £500 pcm

Front door into entrance hall.

ENTRANCE HALL Doors to dining lounge, cloakroom, kitchen, bedroom 1 and inner hall.

DINING LOUNGE (17' x 10') UPVC double glazed window to the front, fireplace, coving and electric radiator.



DINING LOUNGE

CLOAKROOM (5'5 x 5') WC and wash hand basin with tiled splashback. Coving.



CLOAKROOM



3/ FLATS 1 & 2, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

**KITCHEN (8' x 6')** Fitted kitchen incorporating sink unit, plumbing for washing machine, freestanding cooker, tiled flooring, coving and fitted storage cupboard.



KITCHEN

**BEDROOM 1 (13' x 10')** UPVC double glazed window to the side, coving and electric radiator.



BEDROOM 1

**INNER HALL** Leading to bedroom 2 and bathroom.

**BATHROOM (5'5 x 5'5)** Three piece suite comprising sink, WC and electric shower above panelled bath. Tiled splashbacks and coving.



BATHROOM

4/ FLATS 1 AND 2, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

**BEDROOM 2 (9' x 9')** UPVC double glazed window to the front, coving and electric radiator.



BEDROOM 2

**FLAT 2 – SECOND FLOOR - £450 pcm**

Front door into entrance hall.

**ENTRANCE HALL** Doors to kitchen, dining lounge, bedroom and bathroom. Coving and two built-in storage cupboards – one housing the hot water tank.

**KITCHEN (12' x 7')** Fitted kitchen incorporating sink unit, plumbing for washing machine, space for cooker, coving, tile effect vinyl flooring, fitted storage cupboards and UPVC double glazed window to the front.



KITCHEN

**DINING LOUNGE (16'5 x 14')** UPVC double glazed window to the front, coving and electric radiator.





5/ FLATS 1 AND 2, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

**BEDROOM (12' x 9')** UPVC double glazed window to the front, coving and electric radiator.



BEDROOM

**BATHROOM (12' x 6')** Three piece suite comprising WC, wash hand basin and panelled bath. Tiled splashbacks, UPVC double glazed window to the side and heated towel rail. The bathroom does require some renovation.



BATHROOM

**TENURE** We are informed the tenure is Leasehold. Peppercorn rent. 974 years remaining.

**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.