Cumbrian
PROPERTIES

17 Argyll Drive, Carlisle

Price Region £65,000

EPC-D

First floor flat | Ideal buy to let or 1st time buy
1 reception room | 2 bedrooms | 1 bathroom
Communal garden | Allocated parking

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Ideally suited to the first time buyer or buy to let investor, a two bedroom, first floor flat which has been previously successfully rented achieving £395pcm generating a rental yield of over 7% per annum. The UPVC double glazed and ceiling heated accommodation, which is offered for sale in good decorative order, briefly comprises secure communal entrance with staircase to the first floor, entrance hall, 18'9 open plan living/dining/kitchen, two bedrooms and bathroom. Allocated parking space, communal gardens and ample visitor parking.
Conveniently situated close to a range of local amenities including shops, schools and bus routes. Easy access to the M6 motorway at junction 43. Sold with the benefit of no onward chain.

The double glazed and ceiling heated accommodation with approximate measurements briefly comprises:
Secure communal entrance with staircase to the first floor and solid wood entrance door into apartment entrance hall.

ENTRANCE HALL Cupboard housing the hot water cylinder, broom cupboard, ceiling heating. Doors to open plan living/dining/kitchen, bedrooms and bathroom.

OPEN PLAN LIVING/DINING/KITCHEN (18'9 max x 6' max)
LOUNGE AREA Double glazed windows to the front and side, ceiling heating and opening to the kitchen.
KITCHEN AREA A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating a stainless steel sink unit with mixer tap. Four ring halogen hob with extractor hood above and electric oven below, washing machine and fridge freezer. Double glazed window to the rear and tile effect vinyl flooring.

OPEN PLAN LIVING/DINING/KITCHEN

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BEDROOM 1 (12'8 max x 8'6 max) Double glazed window to the front, built-in wardrobe and ceiling heating.

BEDROOM 1

BEDROOM 2 (11'4 max x 11'4 max) Double glazed window to the front and ceiling heating.

BEDROOM 2

BATHROOM White three piece suite comprising shower above panelled bath, pedestal wash hand basin and low level WC. Part tiled walls, tile effect vinyl flooring, electric towel rail and LED ceiling light.

BATHROOM

OUTSIDE Communal garden areas, allocated parking space and ample visitor parking.

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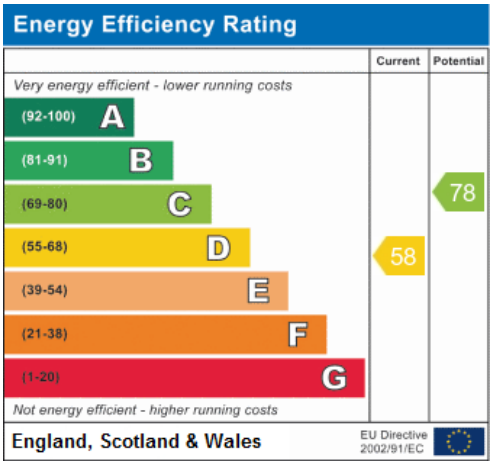
COUNCIL TAX BAND We are informed the property is Tax Band A.

TENURE We are informed the tenure is Leasehold.

SERVICES Mains water and electricity are connected.

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940