

Cumbrian Properties

Cairn Mill, Flat 4, Waters Meet



Price Region £155,000

EPC-

First floor apartment | Sought after location
Open plan living | 2 bedrooms | 1 bathroom
Allocated covered parking | Communal gardens & patio

2/ CAIRN MILL, FLAT 4, WATERS MEET, WARWICK BRIDGE, CARLISLE

This well-presented first floor apartment offers low maintenance living with two double bedrooms and an open plan layout. The electrically heated and double-glazed accommodation briefly comprises intercom communal entrance, staircase to the property, entrance hall with walk-in storage cupboard, inner hall, steps leading to the open plan lounge, dining and kitchen area, two double bedrooms – the master with fitted wardrobes – and a modern shower room. Externally, the property benefits from allocated covered parking and communal gardens. Conveniently located close to shops, cafés, butchers, doctors, schools and countryside walks, this home will appeal to those seeking a practical and well-connected lifestyle.

The accommodation with approximate measurements briefly comprises:

Entrance via secure communal door to the communal entrance. Staircase to the first floor.

ENTRANCE HALL (8' x 4') Double glazed window to the side, wood effect laminate flooring, walk-in storage cupboard and doorway to open inner hall.



ENTRANCE HALL

INNER HALL (7' x 6') Steps to the open plan living, doors to both bedrooms and bathroom, beech wooden flooring.

OPEN PLAN LOUNGE/DINING/KITCHEN (23' x 21')

DINING LOUNGE AREA Double glazed windows to the rear and to the side. Beech wood flooring throughout. 2 electric radiators.



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LOUNGE/DINING AREA

KITCHEN Fitted kitchen incorporating 1.5 bowl sink unit with mixer tap, SMEG electric oven & grill with four burner hob and extractor hood above, plumbing for washing machine and dishwasher. Tiled splashback.



KITCHEN

BEDROOM 1 (13'5 x 11') Double glazed windows to the side and to the front, beech wood flooring, electric radiator and built-in wardrobes.



4/ CAIRN MILL, FLAT 4, WATERS MEET, WARWICK BRIDGE, CARLISLE

BEDROOM 2 (14' x 11') Double glazed windows to the side and to the rear, beech wood flooring and electric radiator.



BEDROOM 2

SHOWER ROOM (7'5 x 7') W/C, sink unit with mixer tap, walk-in shower. Heated towel rail, tiled flooring, frosted double glazed window to the rear, shelved storage cupboard housing hot water tank and panelled ceiling.



SHOWER ROOM

OUTSIDE Covered garage with allocated parking and ample visitor parking. Two communal seating areas and patio.



COMMUNAL GARDEN



ALLOCATED PARKING

5/ CAIRN MILL, FLAT 4, WATERS MEET, WARWICK BRIDGE, CARLISLE

TENURE We are informed the tenure is Leasehold. 991 years left.

Service charge: £250 per quarter. The 6 owners each own an equal share in the freehold and Cairn Mill RTM Ltd.

COUNCIL TAX We are informed the property is Tax Band C.

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.