

Cumbrian Properties

Flat 3, Shaddon Mill, East Block



Price Region £135,000

EPC-B

Contemporary apartment | Third floor
Open plan living | 2 bedrooms | 2 bathrooms
Allocated parking | Close to city centre

2/ FLAT 3, SHADDON MILL, EAST BLOCK, SHADDONGATE, CARLISLE

A two bedroom, two bathroom, third floor, contemporary apartment situated in the popular Shaddon Mill development just a five minute walk to Carlisle's historic quarter, the city centre and local amenities. The lift-served apartment is double glazed and central heated and offers a welcoming entrance hall with storage facilities, open plan living/kitchen area with integrated appliances and feature exposed brick wall, two double bedrooms, master en-suite shower room and bathroom. The property also benefits from a private parking space. Ideally suited to those looking for high quality, low maintenance living and would also make a great buy to let investment having been previously successfully rented for several years.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to open plan living/kitchen, both bedrooms and bathroom. Two built-in storage cupboards and ceiling spotlights.

OPEN PLAN LIVING/KITCHEN (24'6 max x 16')

LIVING AREA Two double glazed windows to the front and feature stone wall.

KITCHEN AREA Fitted kitchen incorporating electric oven, four ring electric hob with extractor hood above. Integrated microwave, fridge, freezer and washing machine. Brick effect tiled splashbacks, breakfast bar and under counter lighting.



LIVING AREA



KITCHEN AREA

3/ 3 SHADDON MILL, EAST BLOCK, SHADDONGATE, CARLISLE

BEDROOM 1 (19'5 x 9') Double glazed window to the front, feature stone wall and door to en-suite shower room.



BEDROOM 1



EN-SUITE SHOWER ROOM

EN-SUITE SHOWER ROOM (8' max x 6'3 max) Three piece suite comprising double shower cubicle, wash hand basin and WC with concealed cistern. Ceiling spotlights, heated towel rail and part tiled walls.

BATHROOM (9'3 max x 8'8 max) Three piece suite comprising shower above panelled bath, wash hand basin and WC with concealed cistern. Ceiling spotlights and heated towel rail.

BEDROOM 2 (12' x 9') Double glazed window to the front and feature stone wall.



BATHROOM



BEDROOM 2

OUTSIDE The property benefits from an allocated parking space.

4/ 3 SHADDON MILL, EAST BLOCK, SHADDONGATE, CARLISLE



ENTRANCE LOBBY

TENURE We are informed the tenure is Leasehold. 999 years from 2007. Ground maintenance £50 per annum. Lease cost £2,300 per annum.

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.

