

Cumbrian Properties

4 Willow Court, Willowholme Road



Price Region £70,000

EPC-C

First floor apartment | Close to city centre
1 reception room | 1 bedroom | 2 bathrooms
Dressing room/Study | Secure parking

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Situated next to Carlisle Castle and within easy walking distance of the city centre, this one bedroom, two bathroom, first floor apartment with secure garage parking has been newly decorated throughout and briefly comprises entrance hall, open plan lounge/kitchen, bedroom with en-suite shower room, dressing room/study and three piece bathroom. The apartment also benefits from secure parking within the shared garage with remote control access. The property would make an ideal buy to let being situated close to the Cumberland Infirmary and the city centre with local amenities on the doorstep.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Storage cupboard housing the water tank, electric heater and intercom entry system. Doors to open plan lounge/kitchen, bedroom, bathroom and dressing room/study.



ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN (22' max x 11'9 max)

KITCHEN AREA Fitted kitchen incorporating an electric oven with four ring electric hob and extractor hood above, stainless steel sink, plumbing for washing machine and tiled splashbacks.

LOUNGE AREA Two electric storage heaters and double glazed window.



KITCHEN AREA



LOUNGE AREA

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BEDROOM 1 (17' x 10'4) Double glazed window, electric storage heater and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising fully boarded shower cubicle, wash hand basin and WC. Wood effect flooring.



EN-SUITE SHOWER ROOM

DRESSING ROOM/STUDY (11'9 x 9'3) Electric storage heater.



DRESSING ROOM/STUDY

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BATHROOM (6'6 x 6'5) Three piece suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks and heated towel rail.

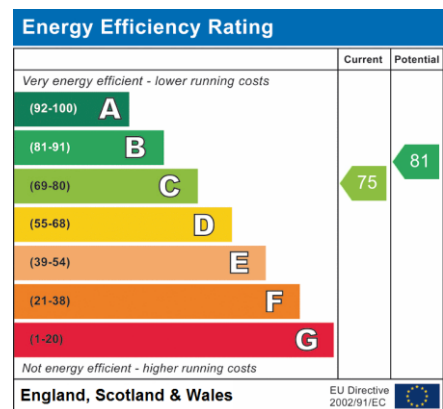


BATHROOM

OUTSIDE The property benefits from secure parking within the shared garage.



SHARED GARAGE



TENURE We are informed the tenure is Leasehold.

- Ground rent is £75 every 6 months from 1st March to 31st August every year.
- The lease will expire on 27th February 2130 - ie the remaining lease is for 124 years 11 months and 27 days.
- Service charges are £915 every 6 months from 1st March to 31st August every year.

COUNCIL TAX To be confirmed by the vendor.

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.