

# Cumbrian Properties

Apt 4, Cavendish Court, Warwick Sq, Carlisle



Price Region £225,000

EPC-C

First floor apartment | Town centre location  
1 reception room | 2 bedrooms | 2 bathrooms  
Allocated parking space | Beautifully presented

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## 2/ APARTMENT 4, CAVENDISH COURT, WARWICK SQUARE, CARLISLE

We are pleased to offer a beautiful first floor apartment with vaulted ceilings and polished oak flooring. It features spacious open plan living room with featured gas fire, modern kitchen with granite work surfaces, integrated appliances inc. oven and hob, fridge/freezer, double French doors leading to a balcony. Two double bedrooms, with en-suite and fitted wardrobes to the master bedroom. Three piece bathroom with shower over bath and with built in cupboard for washing machine. The centrally located apartment has allocated parking and is located on the corner of Warwick Square and Warwick Road within a few minutes walk to the town centre. The property also benefits from ample storage, gas central heating and double glazing. **MUST BE VIEWED TO APPRECIATE THE QUALITY APARTMENT ON OFFER**

The accommodation with approximate measurements briefly comprises:

**COMMUNAL ENTRANCE** - Door from the side with intercom system, leading into carpeted communal hall with stairs leading to apartment.

**VESTIBULE** Solid wood panel door leading into apartment, polished oak wood flooring, radiator and storage cupboard.

**LOUNGE- 6.365 x 4.642 (20'10" x 15'2" )** Open plan lounge with stairs leading down to kitchen, polished oak wood flooring with gas fire, wood-framed double-glazed window, two chandeliers and storage cupboard.



LOUNGE

**KITCHEN DINER - 4.628 x 3.799 (15'2" x 12'5")** - Modern wall and base units with complimentary granite worktops, integrated oven and hob, fridge, freezer, dishwasher and spotlighting to ceiling. Wooden with glass panel patio doors lead onto a balcony.



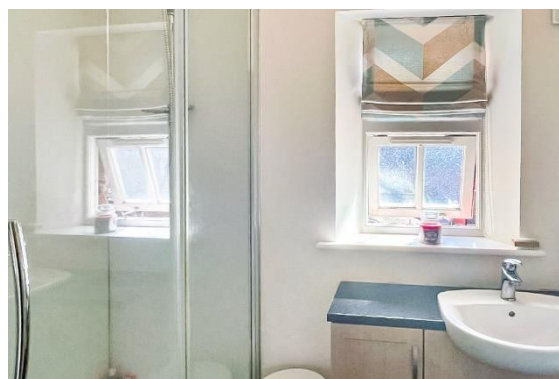
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**BEDROOM 1 - 3.779 x 3.556 (12'4" x 11'7")** - Master double room with carpet flooring, built in wardrobes, radiator and two wood-framed double-glazed windows.

**EN-SUITE - 2.609 x 1.196 (8'6" x 3'11")** - Vinyl flooring with large shower, W.C, vanity sink unit, towel radiator and one wood-framed double-glazed window.



BEDROOM 1



EN-SUITE

**BEDROOM 2 - 3.588 x 3.544 (11'9" x 11'7")** - Double room with carpet flooring, built-in wardrobes, a radiator and two wood-framed double-glazed windows.



BEDROOM 2

**BATHROOM - 2.416 x 2.263 (7'11" x 7'5")** - Vinyl flooring with W.C, vanity sink and bath with shower over and screen. Cupboard space for washing machine and/or dryer, radiator and wood-framed double-glazed window.



BATHROOM

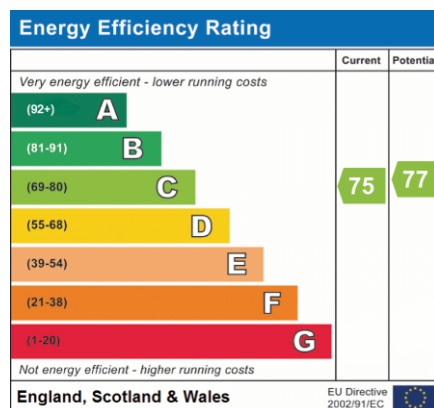
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OUTSIDE Allocated car space.

TENURE We are informed the tenure is Leasehold. 982 years left on lease. Annual ground rent £150 per annum. Insurance contribution £235.39 per annum.

COUNCIL TAX We are informed the property is in tax band B

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.



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our Carlisle office

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**255**

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our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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