

# Cumbrian Properties

## 16 Spinners Yard, Fisher Street



Price Region £84,950

EPC-C

Second floor apartment | City centre location  
24' open plan dining/lounge/kitchen | 2 bedrooms | 1 bathroom  
Secure communal entrance | No onward chain

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## 2/ 16 SPINNERS YARD, FISHER STREET, CARLISLE

A two bedroom, electrically heated, second floor (top-floor) city centre apartment, situated within walking distance of a wide range of amenities and public transport links. The accommodation briefly comprises secure communal entrance with staircase to the second floor, entrance hall, 24' open plan lounge/dining room with fitted kitchen area, two bedrooms and three piece bathroom.

The accommodation with approximate measurements briefly comprises:

**Front door with key-code access into the communal entrance hall with staircase to the second floor.**

**VESTIBULE** Door to entrance hall.

**ENTRANCE HALL** Electric radiator, entry intercom system and doors to all rooms.



ENTRANCE HALL

**OPEN PLAN LOUNGE/DINING/KITCHEN (24' x 22'5)** Two electric radiators, double glazed sash windows to both sides.

**KITCHEN AREA** Fitted kitchen incorporating sink unit with mixer tap, four ring electric hob with tiled splashback and extractor hood above, electric oven and grill, plumbing for washing machine and tile effect vinyl flooring.



OPEN PLAN LOUNGE/DINING/KITCHEN



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OPEN PLAN LOUNGE/DINING/KITCHEN

**BEDROOM 1 (11'5 x 8')** Double glazed sash window to the side.



BEDROOM 1

**BEDROOM 2 (8' x 8')** Double glazed sash window to the side and radiator.



BEDROOM 2

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**BATHROOM (7'5 x 6'5)** Three piece suite comprising WC, wash hand basin and shower above panelled bath. Electric heated towel rail, tiled splashbacks and tile effect vinyl flooring.



BATHROOM

**TENURE** We are informed the tenure is Leasehold 125 years from 1/10/2003. Service charge - £767.69 per annum.

**COUNCIL TAX** We are informed the property is 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.

