

Cumbrian Properties

11 Waverley Court, Stanwix, Carlisle



Price Region £170,000

EPC-

Ground floor apartment | North of the river Eden
1 reception room | 1 bedroom | 1 bathroom
Communal gardens | No chain | Over 55's

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2/ 11 WAVERLEY COURT, STANWIX, CARLISLE

An opportunity to purchase an immaculately presented, modern low maintenance ground floor apartment situated in Waverley Court in Stanwix. Suitable for over 55's the property is neutrally decorated throughout and comprises of entrance hall, lounge with French doors leading out to the patio style garden, modern kitchen with integrated appliances, a double bedroom with mirror fronted fitted wardrobes and a modern three piece shower room with walk-in shower.

The property is incredibly welcoming and benefits from maintained communal gardens, community laundry room and lounge where there are regular activities scheduled. Situated in a popular location north of the river Eden within easy walking distance of supermarkets, chemist and bus routes to the city centre. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to lounge, bedroom, shower room and built in good size storage cupboard housing the boiler.



ENTRANCE HALL

LOUNGE (18'3 x 10') Coal effect electric fire, electric heater, glazed door to the kitchen and French doors leading out to the patio garden.



LOUNGE

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KITCHEN (9'9 max x 7' max) Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, integrated fridge and freezer, plumbing for washing machine, stainless steel sink with mixer tap and tiled splashbacks. Double glazed window and tiled flooring.



KITCHEN

BEDROOM (12'8 x 9'5) A range of fitted mirrored wardrobes, double glazed window and electric heater.



BEDROOM

SHOWER ROOM (6'9 x 6'6) Three piece suite comprising of walk-in shower cubicle, vanity unit wash hand basin and low level WC. Tiled walls, heated towel rail and tiled flooring.



SHOWER ROOM

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OUTSIDE Communal garden with patio seating area and the option of an allocated parking space which is payable separately at £250 per annum.



PATIO GARDEN

TENURE We are informed the tenure is Leasehold. Service Charge £214.67 pcm

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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