

Cumbrian Properties

Flat 9, Grosvenor House, Warwick Square



Price Region £80,000

EPC-

First floor flat | Close to city centre
1 reception room | 2 bedrooms | 1 bathroom
Ideal first time buy or investment opportunity

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

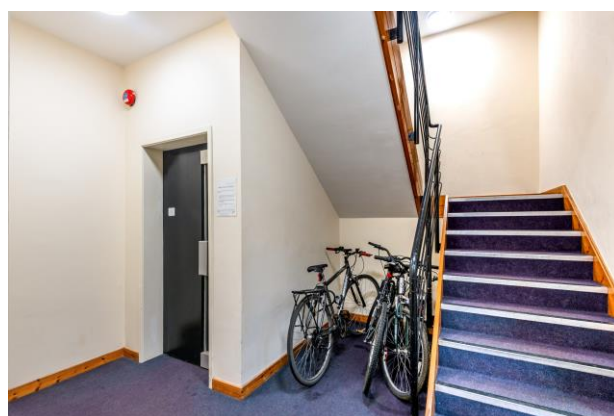
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2/ FLAT 9, GROSVENOR HOUSE, WARWICK SQUARE, CARLISLE

Sold with the benefit of no onward chain this two bedroom flat briefly comprises of secure communal entrance, access to flat via stairs or lift, entrance hall with storage cupboards, two spacious double bedrooms, family bathroom, fitted kitchen and lounge with patio doors to the balcony. Allocated parking. Previously successfully let achieving a monthly rental of £475 pcm. Ideal first time buy or buy to let investment opportunity.

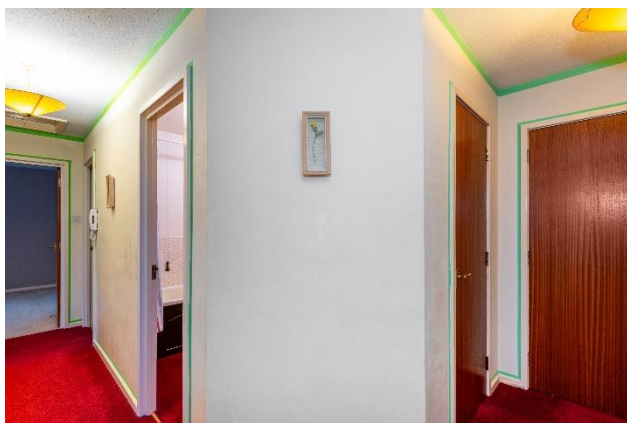
The accommodation with approximate measurements briefly comprises:

SECURE COMMUNAL ENTRANCE Intercom security system, staircase or lift to the first floor.



COMMUNAL ENTRANCE

ENTRANCE HALL (18'5 x 4'5) Radiator, loft access, two storage cupboards and doors to rooms.



ENTRANCE HALL

FAMILY BATHROOM (7'9 x 7'4) Three piece suite comprising panelled bath with shower from mixer tap, wash hand basin and WC. Extractor fan and tiled splashbacks.



BATHROOM

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BEDROOM 1 (15'8 x 10') Wood framed double glazed window to the side, radiator and spacious walk-in wardrobe with light, shelf and hanging rails.



BEDROOM 1

BEDROOM 2 (11' x 8') Radiator, wood framed double glazed window to the side.



BEDROOM 2

KITCHEN (14'3 x 7'4) Fitted kitchen incorporating a stainless steel sink with drainer and mixer tap, tiled splashback, free standing electric cooker and plumbing for washing machine. Vinyl flooring and also houses the boiler.



KITCHEN

4/ FLAT 9. GROSVENOR HOUSE, WARWICK SQUARE, CARLISLE

LOUNGE (15' x 10'9) Patio doors opening onto the balcony, radiator and gas fire with wood mantlepiece.



LOUNGE

BALCONY (13'8 x 5'5) Tiled flooring and safety rail.



BALCONY

OUTSIDE Allocated parking.



EXTERNAL

5/ FLAT 9, GROSVENOR HOUSE, WARWICK SQUARE, CARLISLE

TENURE We are informed the tenure is Leasehold. 999 years from 2020
Maintenance charge £330 per quarter and includes insurance.

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.

