

Cumbrian Properties

19 Caldew Maltings, Bridge Lane



Price Region £95,000

EPC-E

Second floor apartment | Allocated parking
Open plan living | 2 double bedrooms | 2 bathrooms
Ideal first time buy or buy to let opportunity

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A two double bedroom, two bathroom, second floor apartment with the benefit of allocated parking is sold with the benefit of no onward chain and provides an ideal opportunity for the first time buyer or buy to let investor. The double glazed and electric heated accommodation briefly comprises secure communal entrance with staircase to the second floor flat, entrance hall, open plan dining lounge/kitchen with integrated appliances, two double bedrooms, master en-suite shower room and family bathroom. The property also has use of the communal gardens. Situated in close proximity to the Cumberland Infirmary and the city centre.

The accommodation with approximate measurements briefly comprises:

Secure communal door into the communal entrance hall with staircase to the second floor flat.

ENTRANCE HALL (19'5 x 12') Electric radiator, loft access, built-in shelved storage cupboard housing the hot water tank, and telephone entry intercom system. Doors to the open plan dining lounge/kitchen, bedrooms and bathroom.

OPEN PLAN DINING LOUNGE/KITCHEN (23' x 18'5) Double glazed timber framed windows to the front and rear, and two electric radiators.

KITCHEN AREA Fitted kitchen incorporating sink unit with mixer tap, integrated fridge and freezer, electric oven and grill, four ring electric hob with panelled splashback and extractor hood above, and wood effect vinyl flooring.



OPEN PLAN DINING LOUNGE/KITCHEN

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BEDROOM 1 (16' x 11'6) UPVC double glazed window to the rear and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'7 x 5'8) Three piece suite comprising WC, wash hand basin and walk-in shower. Electric heated towel rail, panelled splashbacks, UPVC double glazed frosted window to the side and wood effect vinyl flooring.



EN-SUITE SHOWER ROOM

BEDROOM 2 (16' x 11'8) Double glazed timber framed window to the side and electric radiator.



BEDROOM 2

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FAMILY BATHROOM (6'9 x 6'7) Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Electric heated towel rail, panelled splashbacks and UPVC double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE The property benefits from allocated parking and communal gardens.

TENURE We are informed the tenure is Leasehold. Service charge £1543 per annum. Ground rent £25 per annum.

COUNCIL TAX We are informed the property is Tax Band C.

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.

