

# Cumbrian Properties

## 32 Turnstone Drive, Turnstone Park



**Price Region £98,000**

**EPC-C**

Spacious second floor apartment | Low Cost Housing Scheme  
Open plan lounge/kitchen | 2 double bedrooms | 1 bathroom  
Allocated parking | Popular location

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This immaculately presented, spacious, two double bedroom second floor apartment is neutrally decorated throughout with modern kitchen and bathroom and a high quality finish. The property is double glazed and gas central heated and offers plenty of storage and comprises of entrance hall with secure entry intercom system and a handy good size cloaks cupboard, a bright and airy open plan lounge and dining kitchen with modern units and integrated appliances, providing plenty of space for dining and entertaining, two double bedrooms which both have fitted wardrobes, and a modern three piece bathroom. Externally there is allocated parking for one vehicle with plenty of visitor parking surrounding. The property would be a great choice for first time buyers, downsizers or those looking for low maintenance living. Located on the popular Turnstone Park development with local shops and bus stops less than a five minute walk away, walking distance of the city centre and with good access to the western bypass. The property is being sold under the Low Cost Housing scheme and purchasers must have a local connection to the Carlisle district.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Doors to open plan lounge and dining kitchen, both bedrooms and bathroom. Built-in storage cupboard, secure entry intercom system and radiator.



ENTRANCE HALL

**OPEN PLAN LOUNGE/KITCHEN (21'5 max x 14'8 max)**

**LOUNGE AREA** Double glazed windows to the front and radiator.

**DINING KITCHEN AREA** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, integrated fridge freezer, integrated washing machine, cupboard housing the combi boiler, one and a half bowl sink unit with mixer tap, tiled splashbacks, tile effect flooring, radiator and double glazed window.



LOUNGE AREA



DINING KITCHEN AREA

**BEDROOM 1 (14' x 10'5)** A range of fitted bedroom furniture, walk-in storage cupboard, radiator and double glazed window to the rear.



BEDROOM 1

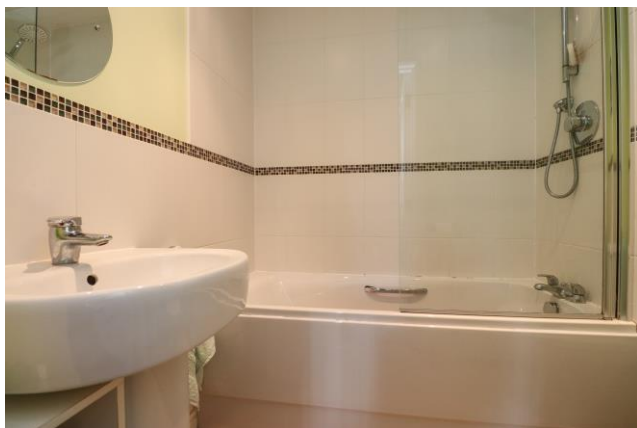
**BEDROOM 2 (10'7 x 10')** Fitted wardrobe, radiator and double glazed window to the rear.



BEDROOM 2

**BATHROOM (7' x 5'5)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part tiled walls, ceiling spotlights and radiator.

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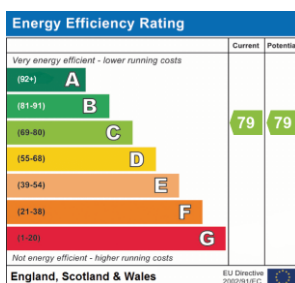
BATHROOM

**OUTSIDE** Allocated parking for one vehicle and ample visitor parking.

**TENURE** We are informed the tenure is Leasehold. Service charge approx. £85 pcm.

**COUNCIL TAX** To be confirmed by the vendor.

**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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