

Cumbrian Properties

3 The Sawmills, Port Road, Carlisle



Price Region £75,000

EPC-C

Second floor apartment | Close to city centre
Open plan living/kitchen | 2 bedrooms | 2 bathrooms
Parking | Ideal first time buy or buy to let investment

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A spacious two double bedroom second floor apartment with open plan living and the benefit of residents parking situated within easy walking distance of the Cumberland Infirmary and the city centre. The property is neutrally decorated throughout, double glazed and electric heated and comprises of entrance hall with secure intercom system, open plan dining lounge and kitchen, two double bedrooms, en-suite shower room to the master, and a three piece shower room. This property would make an ideal first time buy or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Secure intercom entry system, electric heater and doors to open plan dining lounge/kitchen, two bedrooms and bathroom.

OPEN PLAN DINING LOUNGE/KITCHEN (27' max x 14'4 max) Three double glazed windows, two electric heaters. Fitted kitchen area incorporating an electric oven and four burner hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap and tiled splashbacks.



DINING LOUNGE AREA



KITCHEN AREA

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BEDROOM 1 (13' x 12'4) Double glazed window to the front, electric heater and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (9' x 3'6) Three piece suite comprising of double walk-in shower cubicle, wash hand basin and low level WC. Double glazed velux window and wall mounted electric heater.



EN-SUITE SHOWER ROOM

BEDROOM 2 (11'8 x 9'3) Double glazed window to the rear and electric heater.



BEDROOM 2

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SHOWER ROOM (8' x 5'4) Three piece suite comprising of walk-in shower cubicle, wash hand basin and low level WC. Part boarded walls and tile effect flooring.



SHOWER ROOM

OUTSIDE The property has residents parking.

TENURE We are informed the tenure is Leasehold – 125 years from 1st January 2005. Ground Rent £150 per annum. Service Charge (from 1st September 2025) £842.08 payable every 6 months

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.

