

Cumbrian Properties

11 East Block, Shaddon Mill



Price Region £135,000

EPC-C

Fifth floor apartment | Lift/stair served
Open plan living | 2 bedrooms | 2 bathrooms
Contemporary kitchen | Allocated parking

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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A highly desirable, modern, 5th floor apartment in the extremely popular Shaddon Mill. Ideally located for the City Centre, hospital and local amenities. This excellent apartment comprises communal entrance with lift and stairs to 5th floor, spacious entrance hall with storage, open plan living/dining/kitchen with integrated appliances, two spacious bedrooms (master with en-suite), and bathroom. Underfloor heating and laminate flooring throughout. VIEWING HIGHLY RECOMMENDED TO APPRECIATE.

The accommodation with approximate measurements briefly comprises:

COMMUNAL ENTRANCE Secure barrier access into car park with allocated car space. Secure fob entrance into building the apartment is located on the fifth floor via a lift or staircase.

HALL Enter via solid wood door, laminate flooring, spotlighting to ceiling, intercom system. One cupboard housing heating system and electric and one large cupboard.



HALL

KITCHEN/DINING/LOUNGE 7.075 x 4.982 (23'2" x 16'4") Laminate flooring, exposed sandstone wall with large Upvc windows, wall lights and spotlighting. Modern high gloss kitchen with ample wall and base units built in dishwasher, washing machine, fridge, freezer, electric hob, oven, microwave and extractor fan.



KITCHEN AREA



OPEN PLAN LIVING

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OPEN PLAN LIVING

BATHROOM 2.636 x 1.695 (8'7" x 5'6") Laminate flooring, partly tiled walls, bath, WC, wash hand basin and towel radiator. Spotlighting to ceiling.



BATHROOM

BEDROOM 1 6.092 x 2.812 (19'11" x 9'2") Double bedroom, laminate flooring, wall lights, exposed sandstone wall with large Upvc window and blind.



BEDROOM 1

EN-SUITE 1.702 x 2.440 (5'7" x 8'0") Laminate flooring, partly tiled walls, large shower unit, WC, wash hand basin and towel radiator. Spotlighting to ceiling.

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EN-SUITE



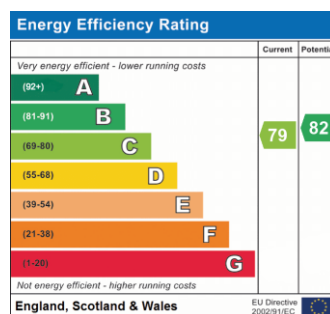
BEDROOM 2

BEDROOM 2 3.827 x 2.731 (12'6" x 8'11") Double bedroom, laminate flooring, wall lights, exposed sandstone wall with large Upvc window and blind.

TENURE We are informed the tenure is Leasehold. 981 years remaining. Service charge £3,000 per annum – this includes building insurance, sink fund, cleaning and general maintenance of communal areas. Ground Rent £50 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.



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more than

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our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

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Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
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