

Cumbrian Properties

Apt 4, Cavendish Court, Warwick Sq, Carlisle



Price Region £195,000

EPC-D

First floor apartment | Town centre location
1 reception room | 2 dbl bedrooms | 2 bathrooms
Allocated parking space | Beautifully presented

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ APARTMENT 4, CAVENDISH COURT, WARWICK SQUARE, CARLISLE

This stunning first-floor apartment combines modern elegance with practicality, featuring vaulted ceilings and polished oak flooring that create a bright and airy ambiance.

The spacious open-plan living room, complete with a stylish gas fire, seamlessly flows into a modern kitchen equipped with sleek granite work surfaces, integrated appliances, including an oven, hob, and fridge/freezer, and double French doors leading to a private balcony. The apartment offers two generously sized double bedrooms, with the master bedroom benefiting from an en-suite bathroom and fitted wardrobes, while the three-piece main bathroom includes a shower over the bath and a built-in cupboard for a washing machine. Centrally located at the corner of Warwick Square and Warwick Road, just minutes from Carlisle town centre, the property also boasts ample storage, gas central heating, double glazing, and an allocated parking space, making it an ideal blend of comfort and convenience.

The accommodation with approximate measurements briefly comprises:

COMMUNAL ENTRANCE Door from the side with intercom system, leading into carpeted communal hall with stairs leading to apartment.



COMMUNAL ENTRANCE HALL

VESTIBULE Solid wood panel door leading into apartment, polished oak wood flooring, radiator and storage cupboard.

LOUNGE (20'10 x 15'2) Open plan lounge with stairs leading down to kitchen, polished oak wood flooring with gas fire, wood-framed double-glazed window, two chandeliers and storage cupboard.



LOUNGE

3/ APARTMENT 4, CAVENDISH COURT, WARWICK SQUARE, CARLISLE

DINING KITCHEN (15'2 x 12'5) Modern wall and base units with complimentary granite worktops, integrated oven and hob, fridge, freezer, dishwasher and spotlighting to ceiling. Wooden with glass panel patio doors lead onto a balcony.



DINING KITCHEN

BEDROOM 1 (12'4 x 11'7) Master double room with carpet flooring, built in wardrobes, radiator and two wood-framed double-glazed windows.



BEDROOM 1

EN-SUITE (8'6 x 4') Vinyl flooring with large shower, WC, vanity sink unit, towel radiator and one wood-framed double-glazed window.



EN-SUITE

4/ APARTMENT 4, CAVENDISH COURT, WARWICK SQUARE, CARLISLE

BEDROOM 2 (11'9 x 11'7) Double room with carpet flooring, built-in wardrobes, a radiator and two wood-framed double-glazed windows.



BEDROOM 2

BATHROOM (8' x 7'5) - Vinyl flooring with W.C, vanity sink and bath with shower over and screen. Cupboard space for washing machine and/or dryer, radiator and wood-framed double-glazed window.



BATHROOM

OUTSIDE Allocated car space.

TENURE We are informed the tenure is Leasehold. 982 years left on lease. Annual ground rent £150 per annum. Insurance contribution £235.39 per annum.

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.