

Cumbrian Properties

1 Waverley Court, Stanwix



Price Region £225,000

EPC-B

Over 60's retirement flat | Ground floor
1 reception room | 2 bedrooms | 1 bathroom
North of the River Eden | No onward chain

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2/ 1 WAVERLEY COURT, WAVERLEY GARDENS, STANWIX, CARLISLE

An opportunity to purchase an over 60's ground floor apartment with two bedrooms, spacious en-suite and walk-in wardrobe, garden and parking. Situated in the popular Waverly Court to the north of the city close to local shops, supermarkets and pharmacy this two bedroom, double glazed and electric heated, ground floor apartment is immaculately presented throughout, neutrally decorated and sold with no onward chain. A secure entry system takes you into the communal areas where there is residents lounge and laundry room and access to residents' apartments. The accommodation itself briefly comprises entrance hall with good size storage cupboard housing the hot water cylinder, dining lounge with French doors to the rear garden and a glazed door leading to the modern kitchen. There are two double bedrooms, both situated in a quiet position overlooking the rear garden, with a good size en-suite shower room to the master and walk-in wardrobe with lighting. The property also has a good size cloakroom with ample space to install a second shower facility, if required. The apartment is situated at the end of the block so the communal garden feels really private with your own patio, beautiful gardens to enjoy without the hassle of maintaining them. Allocated parking is available at a separate cost of £250 per annum and there is also plenty of visitor parking.

The accommodation with approximate measurements briefly comprises:

Communal entrance with secure intercom system and automatic doors. Private entrance door into entrance hall.

ENTRANCE HALL Doors to dining lounge, kitchen, bedrooms, cloakroom and good size storage cupboard housing the hot water cylinder.



ENTRANCE HALL

DINING LOUNGE (17'4 x 11'9) UPVC double glazed French doors to the rear garden, two double glazed windows, electric heater and door to kitchen.



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KITCHEN (9' x 5'9) Fitted kitchen incorporating an electric oven with four ring hob and extractor hood above, integrated fridge and freezer, stainless steel sink with mixer tap, tiled splashbacks, double glazed window, under counter lighting, automatic windows and tile effect flooring.



KITCHEN

BEDROOM 1 (15'3 max x 12'4 max) Double glazed window overlooking the garden, electric heater, walk-in wardrobe with lighting and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7' x 7') Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Wall mounted cabinet, fully tiled walls, tiled flooring, wall mounted Dimplex heater and heated towel rail.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (11'4 x 9') Electric heater and double glazed window overlooking the rear garden.



BEDROOM 2

CLOAKROOM (5' x 4'9) Two piece suite comprising WC and wash hand basin. Fully tiled walls, tiled flooring, wall mounted Dimplex heater and heated towel rail.



CLOAKROOM

OUTSIDE Private patio and communal garden.



GARDEN



REAR OF THE PROPERTY

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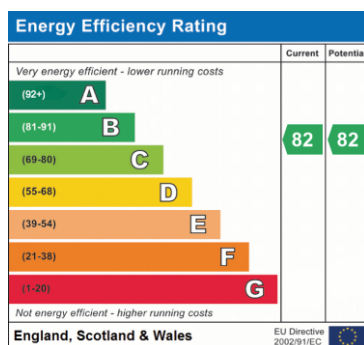


EXTERNAL

TENURE We are informed the tenure is Leasehold. 117 years remaining.
Ground Rent £494 per annum. Service charge £308.54 pcm or £3,702.48 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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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