Cumbrian
PROPERTIES

27 Hanson Place, Warwick Square, Carlisle

Price Region £190,000

EPC-B

Penthouse apartment | City centre
1 reception room | 3 bedrooms | 2 bathrooms
Modern | Allocated secure parking for one car

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2/ 27 HANSON PLACE, WARWICK SQUARE, CARLISLE

A fantastic and generously proportioned three bedroom, two bathroom penthouse modern built apartment with lift access situated close to the city centre with the benefit of an allocated secure off road parking space. The UPVC double glazed and electric heated accommodation briefly comprises of secure communal entrance with staircase and lift to the third floor, vestibule, entrance hall, (25'10 x 14'7) dining lounge with superb sky line views taking in the Pennines, bedrooms, family bathroom and storage cupboards. Hanson Place was built by Storey Homes in 2009, a modern development, on a tree lined street, of 27 apartments on Warwick Place only a few minutes walk to the city centre and many local amenities including shops, schools and a regular bus route. Sold with the benefit of no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via secure communal entrance with stairs and lift up to the third floor penthouse apartment.

VESTIBULE Oak door to entrance hall.

ENTRANCE HALL Storage cupboard housing the hot water cylinder, double doors to a further storage cupboard, intercom telephone system and radiator. Doors to open plan dining lounge, bedrooms and bathroom.

ENTRANCE HALL

DINING LOUNGE (25'10 max x 24'7 max) Two UPVC dormer windows to the rear elevation taking in superb sky line views of the Pennines. UPVC double glazed window to the side also with sky line views. Part sloping ceiling with two wooden double glazed velux windows to the rear, three radiators and glazed oak French doors leading to the kitchen.

DINING LOUNGE

KITCHEN (19'7 max x 11' max) Quality fitted kitchen complete with wall and base units, complementary worksurfaces, tiled splashbacks and a stainless steel 1.5 bowl sink with drainer and mixer tap. Four burner gas hob with extractor hood above, built in eye level electric double oven, integrated fridge, freezer, dishwasher and washer/dryer. Wine rack, under unit lighting, UPVC double glazed dormer window to the front taking in a lovely sky line view. Radiator, LED spotlights to ceiling and luxury vinyl flooring.

KITCHEN

BEDROOM 1 (21' max x 14'7 max) UPVC double glazed dormer window to the front elevation with lovely sky line views. Generous fitted wardrobes complete with matching bedside units. Radiator and oak door to en-suite.

EN-SUITE SHOWER ROOM A three piece suite in white comprising mixer shower walk-in cubicle, low level WC and wash hand basin. Part tiled walls, luxury vinyl flooring, fitted storage units, white towel radiator, LED spotlights to ceiling and double glazed wooden velux window to the rear.

BEDROOM 1

EN-SUITE

BEDROOM 2 (19'4 max x 8'10 max) UPVC double glazed dormer window to the front with lovely views. Fitted wardrobes, radiator and part sloping ceiling.

BEDROOM 2

BEDROOM 3 (previously utilised as a home office 13' max x 5'7 max to fitted wardrobes)
A bank of fitted wardrobes, computer desk, radiator and wooden double glazed velux window to the rear.

FAMILY BATHROOM A modern three piece suite in white comprising panelled bath with mixer shower over, pedestal wash hand basin and low level WC. Part tiled walls, luxury vinyl flooring, white towel radiator and LED spotlights to ceiling.

BEDROOM 3

BATHROOM

OUTSIDE The property benefits from an allocated secure off road parking space accessed via electric gates.

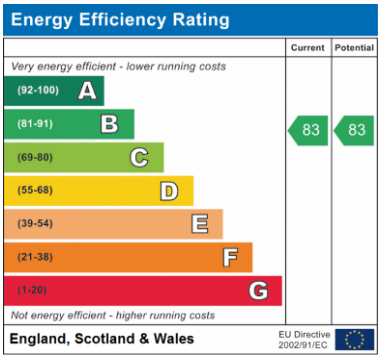
PARKING

COUNCIL TAX BAND We are informed the property is in tax band C

TENURE Leasehold – 999 years from 01/09/2008. Service charge is approximately £800 per annum to include buildings insurance, maintenance of communal areas and window cleaning.

SERVICES Mains water, gas and electricity are connected

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940



Kitchen
Bedroom
Wardrobe
Ensuite
Bedroom
Bedroom Office
Wardrobe
Bathroom
Wardrobe
C
C
Hall
Lounge