

Cumbrian Properties

Apartment 4, 308 London Road



Price Region £80,000

EPC-

First floor apartment | Close to city centre
Open plan living | 2 bedrooms | 2 bathrooms
Allocated parking space | No onward chain

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2/ APARTMENT 4, 308 LONDON ROAD, CARLISLE

A well presented two bedroom, two bathroom first floor apartment with private parking situated within easy walking distance to the city centre and with local amenities close at hand. The double glazed and electric heated apartment is neutrally decorated throughout and comprises of entrance hall, open plan dining lounge/kitchen with stove effect electric fire, two double bedrooms, en-suite to Master and a three piece bathroom. The property also benefits from a private parking space with ample visitors parking available. Situated just outside the city centre within easy walking distance this property would appeal to buy to let investors, first time buyers or those looking for a low maintenance property close to the city centre. Sold with no onward chain. Early viewing advised.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Built in storage cupboard, electric heater and doors leading to open plan dining lounge, bedrooms and bathroom.

OPEN PLAN DINING LOUNGE / KITCHEN

DINING LOUNGE (15'3 x 11'8) Double glazed window to the front of the property, electric heater and fireplace housing a stove effect electric fire. Opening into the kitchen

KITCHEN AREA (10' x 8') Fitted kitchen incorporating an electric oven with four burner electric hob and extractor hood above. Stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and double glazed window to the front.



OPEN PLAN DINING LOUNGE/KITCHEN

3/ APARTMENT 4, 308 LONDON ROAD, CARLISLE

BEDROOM 1 (13'10 max x 11'7 max) Double glazed window to the rear, a range of fitted wardrobes, electric heater and door to the en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising double walk-in shower cubicle, WC and wash hand basin. Part tiled walls, tile effect flooring and heated towel rail.



EN-SUITE SHOWER ROOM

BEDROOM 2 (13'10 x 8'2 max) Double glazed window to the rear and electric heater.



BEDROOM 2

4/ APARTMENT 4, 308 LONDON ROAD, CARLISLE

BATHROOM (8' x 5'8) Three piece suite comprising of panelled bath, wash hand basin and WC. Part tiled walls, tile effect flooring and heated towel rail.



BATHROOM

OUTSIDE Allocated parking space.

TENURE We are informed the tenure is Leasehold – Ground Rent £253 per annum and Service Charge £118 pcm.

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.

EPC TO FOLLOW