

# Cumbrian Properties

36 Abbey Street, Carlisle



Price Region **£339,990**

**EPC-D**

Terraced townhouse | Investment opportunity  
Communal areas | 6 bedrooms | 4 bathrooms  
High-end HMO | City centre location

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We are pleased to offer for sale this fantastic investment opportunity in the heart of the city centre. The beautifully presented, high-end, 6 bedroom HMO is delightfully situated just a stone's throw from Carlisle Cathedral, directly opposite the scenic Tullie Gardens. The property is located just a short walk from the city centre, train station, shopping facilities, nightlife and bus station with great bus links including direct buses to the Cumberland Infirmary. The fully renovated house benefits from a newly fitted kitchen, bathrooms and great communal areas providing top quality, safe and secure accommodation for young professionals or students. The property is sold fully occupied with a gross income circa £40,000 per annum. Detailed information can be provided on request.

The accommodation with approximate measurements briefly comprises:

**LOWER GROUND FLOOR**

**UTILITY ROOM/COMMUNAL AREA (11' x 10'9)**



COMMUNAL AREA

**GROUND FLOOR**  
**ENTRANCE HALL**



ENTRANCE HALL

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**BEDROOM 1 (12'5 x 8')**



BEDROOM 1

**DINING KITCHEN (12'7 x 10'8)**



DINING KITCHEN

**FIRST FLOOR**

**BEDROOM 2 (12'9 x 10'5)**



BEDROOM 2

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**BEDROOM 3 (14' x 12'9)**



BEDROOM 3

**SECOND FLOOR**

**BEDROOM 4 (14' x 12'7)**



BEDROOM 4

**SHOWER ROOM 1 (7' x 6')**



SHOWER ROOM 1

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**SHOWER ROOM 2 (5'10 x 4'4)**



SHOWER ROOM 2

**SHOWER ROOM 3 (12'9 x 2'9)**



SHOWER ROOM 3

**THIRD FLOOR**  
**BEDROOM 5 (13'8 x 13')**



BEDROOM 5

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**BEDROOM 6 (13'8 x 10'7)**



BEDROOM 6

**BEDROOM 6 EN-SUITE (4'9 x 4'6)**



BEDROOM 6 EN-SUITE

**OUTSIDE**

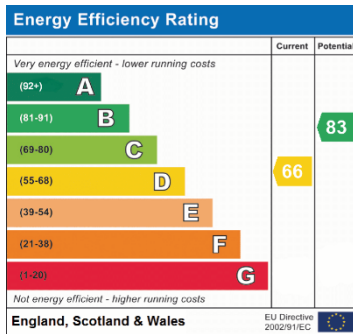


EXTERNAL FROM TULLIE HOUSE

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**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is 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.

#### **ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.