

Cumbrian Properties

Apt 2 Derwent House, Bolton



Price Region £260,000

EPC-D

Ground floor apartment | Easy access to Lake District & Yorkshire Dales

Open plan living | 3 bedrooms | 2 bathrooms
Allocated parking | Low maintenance rear garden

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2/ APT 2, DERWENT HOUSE, EDEN GROVE, BOLTON

Situated in a courtyard setting in the grounds of Eden Grove, a historic Westmorland property, is this three bedroom, two bathroom, ground floor apartment currently utilised as a successful holiday rental which is equally suitable as a main residence or second home/holiday home. Newly constructed in 2021 the immaculately presented accommodation briefly comprises entrance hall, open plan living/dining/kitchen with integrated appliances, three bedrooms, master en-suite shower room and dressing area, and family bathroom. Courtyard parking to the front of the property and low maintenance rear garden. Perfectly situated for access to the Lake District and Northern Dales National Parks with transport links supplied by the nearby A66 and M6 motorway at Penrith (11 miles west). Furniture can be included at an extra cost.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into the spacious entrance hall.

ENTRANCE HALL High gloss tiled flooring, ceiling spotlights, UPVC double glazed window and doors to all rooms.



ENTRANCE HALL

OPEN PLAN LIVING/DINING/KITCHEN (24' max x 17' max)

DINING LOUNGE AREA UPVC double glazed windows, UPVC double glazed French doors to the courtyard, ceiling spotlights and high gloss tiled flooring.



DINING LOUNGE AREA

KITCHEN Fitted kitchen incorporating an inset sink unit with mixer tap, complementary worksurfaces and upstands, four ring electric hob with extractor hood above and oven below, integrated dishwasher and washing machine, integrated fridge and freezer, ceiling spotlights and high gloss tiled flooring.

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DINING LOUNGE AREA



KITCHEN

BEDROOM 1 (20'4 max x 10'8 max including dressing area)

BEDROOM AREA UPVC double glazed window, wall mounted electric radiator, ceiling spotlights and opening to the dressing area with door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6'5 max x 6'2 max) Three piece suite comprising corner shower cubicle, low level WC and vanity unit wash hand basin. Touch-light mirror, chrome towel rail radiator, tiled walls, tiled flooring and ceiling spotlights.



DRESSING AREA TO EN-SUITE

BEDROOM 2 (13'5 max x 10'8 max) UPVC double glazed frosted door to the rear garden, electric radiator and ceiling spotlights.

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BEDROOM 2

BEDROOM 3 (15' max x 10'9 max) UPVC double glazed window, electric radiator and ceiling spotlights.



BEDROOM 3

FAMILY BATHROOM (7'9 x 6') Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin. Touch-light mirror, chrome towel rail radiator, fully tiled walls, tiled flooring, ceiling spotlights and UPVC double glazed frosted window.



FAMILY BATHROOM

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OUTSIDE The property benefits from block paved parking to the front and a low maintenance rear garden.



COURTYARD



REAR GARDEN

DIRECTIONS From Penrith follow the A66 east towards Appleby. After approximately 10 miles take the right turn towards Bolton and follow this road along the side of the river over the bridge and up the hill to the village. Take the first right through the gates into Eden Grove and follow the road straight ahead to reach apartment 2 Derwent House.

TENURE We are informed the tenure is Leasehold. 999 years from 29/04/21 (copy of lease available from our office)

Service Charge Budget:

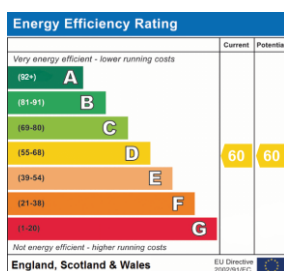
Eden Grove (Schedule 1 – Estate) - £441.11

Eden Grove (Schedule 3 – External Apartment) £712.98

Total - £1,154.09

COUNCIL TAX National Non Domestic Rate Bill 1/04/2023 – 31/03/2024 - £311.85

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.



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we sold

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more properties than
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we have over

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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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