

Cumbrian Properties

Flat 16, Willow Place, Carlisle



Price Region £140,000

EPC-B

Second floor flat | Popular residential area
1 reception room | 3 bedrooms | 1 bathroom
Private parking space | No chain

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2/ FLAT 16, WILLOW PLACE, PARKLAND DRIVE, CARLISLE

A beautifully presented, three bedroom flat offered for sale in excellent decorative order throughout with newly fitted modern kitchen and bathroom. The accommodation briefly comprises secure communal entrance with lift and staircase to the second floor, entrance hall, open plan living/dining/kitchen, two double bedrooms, single bedroom and bathroom. The property also benefits from a private parking space. Currently utilised as a successful "Airbnb" equally suitable to the first time buyer or buy to let investor. No onward chain.

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

Secure communal entrance with lift and staircase to the second floor flat with private entrance door into entrance hall.

ENTRANCE HALL Storage cupboard and doors to open plan living/dining/kitchen, bedrooms and bathroom.



ENTRANCE HALL

OPEN PLAN LIVING/DINING/KITCHEN (20'8 including bay window x 12')

KITCHEN AREA Fitted kitchen incorporating four ring electric hob with extractor hood above and oven below, plumbing for washing machine, integrated fridge and freezer. Breakfast bar, vinyl flooring and LED ceiling spotlights.

LOUNGE/DINING AREA Two radiators and double glazed bay window enjoying stunning views.



OPEN PLAN LIVING/DINING/KITCHEN

3/ FLAT 16, WILLOW PLACE, PARKLAND DRIVE, CARLISLE



OPEN PLAN LIVING/DINING/KITCHEN

BEDROOM 1 (13'7 x 11'5) Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (10'8 x 10'5) Double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (13' x 7'7) Double glazed window to the rear and radiator.

4/ FLAT 16, WILLOW PLACE, PARKLAND DRIVE, CARLISLE



BEDROOM 3

BATHROOM Newly fitted three piece suite comprising panelled bath with shower above, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, vinyl flooring, radiator and LED ceiling spotlights.



BATHROOM

OUTSIDE Private and visitor parking and use of communal areas.



EXTERNAL

TENURE Leasehold. 999 year lease. The service charge is £908.73 for the year to 28th February 2023.

COUNCIL TAX To be confirmed by the vendor.

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.

Ground Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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more than

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we sold

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more properties than
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500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
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