

# Cumbrian Properties

4 School Brow, Appleby



**Price Region £120,000**

**EPC-C**

Purpose-built ground floor apartment | No chain  
1 reception | 2 bedrooms | 1 bathroom  
Private patio & communal garden | Allocated parking

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## 2/ 4 SCHOOL BROW, APPLEBY

Located in a quiet cul-de-sac within easy reach of the train station, school and town centre this beautiful two bedroom, ground floor apartment with private garden and parking space would make a wonderful first time purchase or property to downsize in to.

Internally the apartment offers generously proportioned accommodation, which is wheelchair accessible, and briefly comprises entrance hall with two storage cupboards, spacious lounge, dining kitchen, bathroom and two bedrooms. Externally the property has a lawned communal garden to the front, private patio seating area to the side and allocated parking. Sold with no onward chain, viewing is essential to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**Private front door into the entrance hall.**

**ENTRANCE HALL** Two storage cupboards, radiator, coving to the ceiling and solid wood flooring. Doors to all rooms.

**DINING KITCHEN (13'7 x 8')** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine and space for an additional under counter appliance. Tiled flooring, wood framed double glazed to the side, radiator and cupboard housing the newly installed combi boiler.



DINING KITCHEN

**LOUNGE (14'7 x 9')** Solid wood flooring, coving to the ceiling, radiator, wood framed double glazed bay window to the side and an electric fire with marble effect hearth and wood surround.



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**BATHROOM** Three piece suite comprising shower above panelled bath, low level WC and wash hand basin. Part tiled walls, tiled flooring, heated towel rail, coving to the ceiling and wood framed double glazed window to the side.



BATHROOM

**BEDROOM 1 (11'5 x 9'3)** Fitted wardrobes, wood framed double glazed window to the side, radiator and coving to the ceiling.



BEDROOM 1

**BEDROOM 2 (9'6 x 7'8)** Coving to the ceiling, radiator and wood framed double glazed window to the side.



BEDROOM 2

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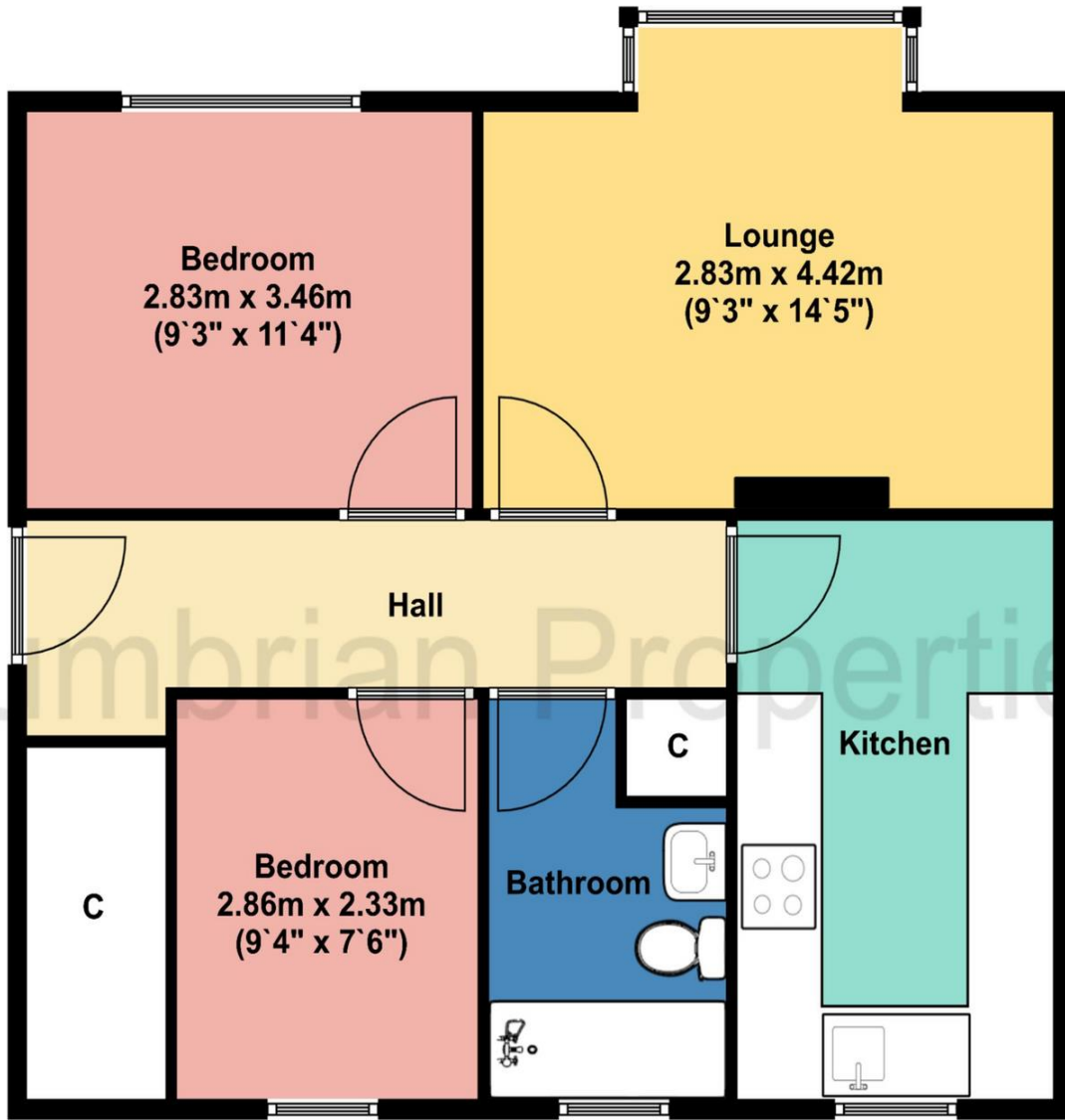
**OUTSIDE** To the front of the property is a lawned communal garden area. To the side is a private patio seating area. Allocated parking for one car and additional visitor parking.



**TENURE** We are informed the tenure is Leasehold. 125 year lease from 1<sup>st</sup> January 1999. £35 pcm including Ground Rent, buildings insurance and maintenance.

**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.



**Floor Space**  
**Approx 60.00 Sq meters (646.00 Sq feet).**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	