

Cumbrian Properties

12 Scalesceugh Hall, Carleton



Price Region £200,000

EPC-B

Second floor apartment | Stunning countryside views
Open plan living | 2 double bedrooms | 2 bathrooms
Balcony, lift access & allocated parking | Over 55's

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Scalesceugh Hall is situated to the south of the city, just off the A6, within close proximity to the M6 motorway. The property, which is available to the over 55's, is accessible via the secure communal door leading to the communal entrance hall with lift and staircase to the second floor apartment. The accommodation, with air source heating and underfloor heating throughout, briefly comprises 37' entrance hall with an abundance of fitted storage cupboards, open plan dining lounge/kitchen with integrated appliances and sliding doors to the balcony enjoying stunning views over the neighbouring countryside. There are two double bedrooms, master en-suite shower room and additional family shower room. Allocated parking and ample visitor parking.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL (37' x 11') Wood effect laminate flooring, fitted storage cupboards, doors to bedrooms, bathroom and open plan dining lounge/kitchen.



ENTRANCE HALL

OPEN PLAN DINING LOUNGE/KITCHEN (23'6 x 13'4) Double glazed sliding doors to the balcony, wood effect laminate flooring and skylight. Modern fitted kitchen incorporating sink with mixer tap, integrated eye-level oven and grill, four ring hob with extractor hood above, integrated slimline dishwasher, integrated fridge freezer.



OPEN PLAN DINING
LOUNGE/KITCHEN

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BEDROOM 1 (17'7 x 12') Fitted wardrobes, Velux windows to the rear and door to en-suite shower room.

EN-SUITE SHOWER ROOM Three piece suite comprising walk-in shower unit, WC with concealed cistern and vanity unit wash hand basin. Heated towel rail, fully tiled walls and tiled flooring.



BEDROOM 1 & EN-SUITE

BEDROOM 2 (12'9 x 8'3) Remote control skylight.



BEDROOM 2

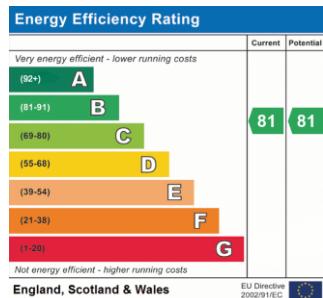
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FAMILY SHOWER ROOM Three piece suite comprising walk-in shower unit, WC with concealed cistern and vanity unit wash hand basin. Heated towel rail, fully tiled walls and tiled flooring.



SHOWER ROOM

OUTSIDE Allocated parking and ample visitor parking.



DRONE VIEWS

TENURE We are informed the tenure is Leasehold. Service charge £235pcm.

COUNCIL TAX We are informed the property is Tax Band C.

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.