

Cumbrian Properties

2 Balmoral Court, Etterby



Price Region £55,000

EPC-E

Ground floor apartment | North of the River
1 reception | 1 bedroom | 1 bathroom | Parking
Newly carpeted & decorated | New heating & windows

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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This low maintenance one bedroom ground floor apartment has been newly decorated and carpeted throughout and offers residents parking and communal gardens. Located North of the River close to the nature reserve, the property also benefits from recently fitted double glazed windows and electric heating system and comprises entrance hall, a light and airy lounge, modern kitchen, double bedroom and a three piece bathroom. Externally, there is the use of communal gardens and pleasant walks around the nature reserve along with residents parking. Located in a quiet location North of the River, the property would make an ideal first time buy or buy to let investment and would achieve approx. £450 per calendar month. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the entrance hall.

ENTRANCE HALL Built-in storage cupboard, electric heater and doors leading through to the lounge, kitchen, bedroom and bathroom.

LOUNGE (11'8 max x 11' max) Electric heater and double glazed window to the front.



LOUNGE

BEDROOM (12'7 x 8'5) Electric heater and double glazed window to the side with views over the nature reserve.



BEDROOM

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KITCHEN (7'9 x 6'3) Fitted kitchen incorporating electric oven and four burner hob with extractor hood above, plumbing and space for washing machine and stainless steel sink with mixer tap. Tiled splashback, wood effect flooring, double glazed window and heated towel rail.



KITCHEN

BATHROOM (7' x 5') Three piece suite comprising shower over panelled bath, wash hand basin and WC. Boarded splashbacks, sky lantern and wood effect flooring.



BATHROOM

OUTSIDE There is residents parking available and maintained communal gardens.

TENURE We are informed the tenure is Leasehold. Service charge £50 per month.

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

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.

