

# Cumbrian Properties

40 Caldew Close, Stanwix



Price Region £48,300

EPC-

First floor flat | 70% shared ownership  
1 reception room | 2 bedrooms | 1 bathroom  
Communal gardens & parking | No onward chain

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

2/ 40 CALDEW CLOSE, STANWIX, CARLISLE

70% ownership through Castle & Coasts – A two bedroom, first floor flat situated in a popular residential area to the north of the city. The accommodation briefly comprises entrance with staircase to the first floor entrance hall, lounge overlooking the communal gardens, fitted kitchen, two bedrooms with built-in storage and shower room. The property is neutrally decorated throughout and is located in a cul-de-sac with an abundance of amenities close by including GP surgery and pharmacist, supermarkets, gym, Kingmoor Nature Reserve and easy access to the M6 motorway at junction 44 and the western bypass. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance with staircase to the first floor flat.**

**ENTRANCE HALL** Doors to lounge, shower room and bedrooms. Fitted cupboard housing the hot water tank, intercom system and loft access.

**LOUNGE (16'8 x 13')** UPVC double glazed windows to the rear, electric radiator, wall mounted electric fire, coving to the ceiling, ceiling rose and walk-in shelved storage cupboard with tile effect vinyl flooring. Door to kitchen.



LOUNGE

**KITCHEN (13' x 8'3)** Fitted kitchen incorporating sink unit with mixer tap. Plumbing for washing machine, freestanding cooker, UPVC double glazed window to the front, tile effect vinyl flooring, wall mounted electric radiator and intercom system.



KITCHEN

3/ 40 CALDEW CLOSE, STANWIX, CARLISLE

**BEDROOM 1 (12'4 x 9'7)** UPVC double glazed window to the front, wall mounted electric radiator and built-in shelved storage cupboard.



BEDROOM 1

**BEDROOM 2 (10'7 x 10')** UPVC double glazed window to the side, wall mounted electric radiator and fitted wardrobe.



BEDROOM 2

**SHOWER ROOM (6'9 x 6'4)** Three piece suite comprising walk-in shower, WC and wash hand basin. Aqua-panelled walls, panelled ceiling, electric heated towel rail, UPVC double glazed frosted window to the rear and tile effect vinyl flooring.



SHOWER ROOM

4/ 40 CALDEW CLOSE, STANWIX, CARLISLE



COMMUNAL GARDENS



REAR OF THE PROPERTY



SIDE OF THE PROPERTY

**TENURE** We are informed the tenure is Leasehold. 65 years remaining on lease. Service charge of £135.89 per annum.

**COUNCIL TAX** We are informed the property is Tax Band B.

**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.

EPC TO FOLLOW