

Cumbrian Properties

20 Higginson Mill, Denton Holme



Price Region £79,950

EPC-

First floor apartment | Popular residential location
Open plan living | 1 dbl bedroom | No onward chain
Secure parking | Maintained communal gardens

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This first floor, lift serviced, one bedroom apartment offers spacious rooms, secure garage parking and well maintained communal gardens. Situated in the popular Denton Holme with amenities on your doorstep and just a 10 minute walk into the city centre. The property is double glazed, electric heated, neutrally decorated and with hard wood flooring throughout. Off the entrance hall is a spacious dining lounge with high ceilings and exposed feature brick wall leading to a compact but modern kitchen with plenty of space for all appliances. The double bedroom has more than enough space for a super king size bed and offers the same high ceiling and feature exposed brick wall as the lounge. The three piece bathroom is neutral and generously proportioned. Externally the property benefits from secure garage parking within a shared garage and there is use of the well maintained communal gardens. Less than a five minute walk away there are pleasant walks along the River Caldew and Holme Head Bay waterfall. Just a five minute walk to the shops and amenities in Denton Holme, the property would make an ideal first time buy or downsize and would also make a fantastic buy to let investment. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to dining lounge, bedroom and bathroom. Built in storage cupboard also housing the hot water cylinder, electric heater and wood effect flooring.



ENTRANCE HALL

DINING LOUNGE (25'8 max x 13' max) Feature exposed brick wall, high ceilings, double glazed window to the front, electric storage heater, wood effect flooring and opening into the kitchen.



DINING LOUNGE

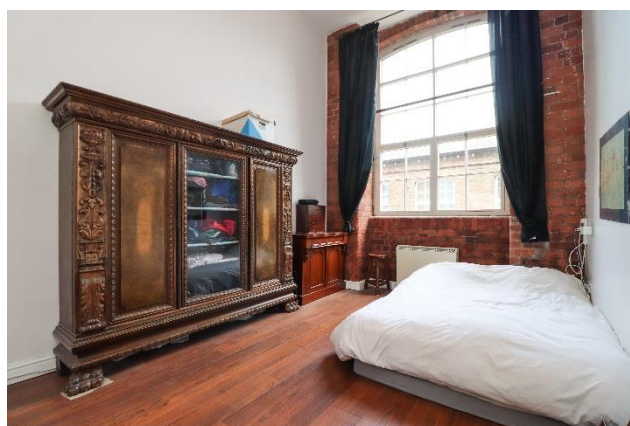
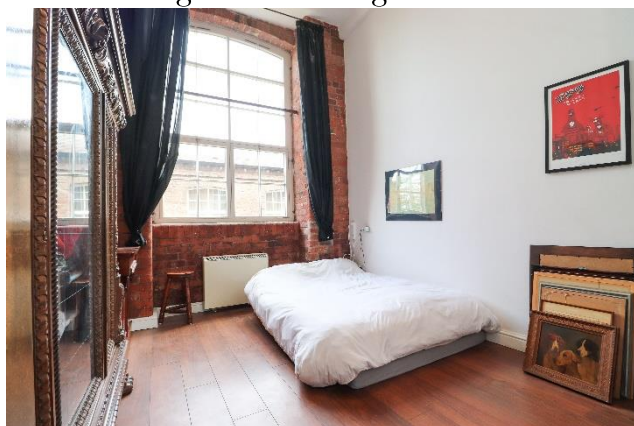
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KITCHEN (11'7 x 6'5) Fitted kitchen incorporating an electric oven and four burner hob, plumbing for washing machine, space for fridge/freezer, wood effect worksurfaces, a 1.5 bowl stainless steel sink, tiled splashbacks and wood effect flooring.



KITCHEN

BEDROOM (17' x 10') Feature exposed brick wall, high ceiling, electric heater, wood effect flooring and double glazed window to the front.



BEDROOM

BATHROOM (8' x 7') Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Tiled flooring and a Heatstore wall mounted heater.



BATHROOM

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OUTSIDE The property benefits from allocated parking within secure shared garage and use of the maintained communal gardens.

TENURE We are informed the tenure is Leasehold – 999 years from April 1999.
Service charge approx. £150 pcm

COUNCIL TAX We are informed the property is in 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.



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