

# Cumbrian Properties

## Flat 14, River View, Denton Holme



**Price Region £120,000**

**EPC-**

First floor flat | Popular residential area  
1 reception room | 2 bedrooms | 2 bathrooms  
Garage parking | Communal gardens

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## 2/ FLAT 14, RIVER VIEW, DENTON HOLME, CARLISLE

A spacious, two bedroom, first floor apartment situated in the popular residential area of Denton Holme. The accommodation briefly comprises communal entrance with stairs to first floor entrance hall, three piece bathroom, two double bedrooms, en-suite shower room, kitchen and lounge. Well-maintained communal gardens and parking space within the communal garage. The property enjoys superb views over the river Caldew and waterfall. Denton Holme is a popular location to the west of the city with a variety of local amenities close at hand and only a short walk into the city centre.

The accommodation with approximate measurements briefly comprises:

Communal entrance with staircase to the first floor private entrance door into entrance hall.

**ENTRANCE HALL** Doors to bathroom, bedrooms, living room and kitchen. Built-in storage cupboard and electric heater.

**BATHROOM (9'6 x 8')** Three piece white suite with bath, wash hand basin and WC.



ENTRANCE HALL



BATHROOM

**BEDROOM 1 (14' x 11'6)** Two double glazed windows overlooking the river, electric heater, exposed brick wall and door to en-suite shower room.

**EN-SUITE SHOWER ROOM** Three piece white suite with corner shower cubicle, wash hand basin and WC.



BEDROOM 1 WITH EN-SUITE

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**BEDROOM 2 (11' x 9')** Double glazed window overlooking the river, exposed brick wall and electric heater.

**KITCHEN (11'5 x 8')** Fitted kitchen with built-in electric oven and four ring electric hob with extractor above, washing machine and space for fridge freezer.



KITCHEN

**LIVING ROOM (24' x 16'8 max)** Four double glazed windows overlooking the river and waterfall, two electric heaters and exposed brick wall.



LIVING ROOM



**OUTSIDE** Parking space within the secure communal garage, ample visitors parking and use of maintained communal gardens.

**TENURE** To be confirmed

**COUNCIL TAX** To be confirmed

**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.