

# Cumbrian Properties

5 Cairn Mill, Warwick Bridge



**Price Region £132,500**

**EPC-D**

Second floor apartment | Popular village location  
Open plan dining lounge/kitchen | 2 double bedrooms  
Covered allocated parking | Communal gardens

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This two double bedroom second floor apartment with the benefit of allocated parking, electric heating and fully double glazed briefly comprises of secure communal entrance with staircase to the second floor, vestibule with fitted storage, entrance hall, open plan dining lounge/kitchen with bay window seating area to the rear. Fitted kitchen with integrated appliances, two double bedrooms with fitted wardrobe to the master, and a three piece family bathroom. Externally the property has covered allocated parking, visitors parking and well groomed communal gardens along with seating areas. Conveniently located within walking distance to many amenities, shop, café, butchers, doctors surgery, pub and countryside walks. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via a secure communal entrance hall with staircase to the second floor apartment.

**VESTIBULE** Storage cupboard and door to entrance hall.

**ENTRANCE HALL (12'8 x 4')** Electric radiator, telephone intercom system and doors to bedrooms, bathroom and open plan dining lounge/kitchen.



ENTRANCE HALL

**OPEN PLAN DINING LOUNGE/KITCHEN (23'8 x 20')**

**DINING LOUNGE AREA** - Timber framed double glazed windows to the front, side and rear elevations, two electric radiators, feature electric fireplace and bay window with storage and window seat below.

**KITCHEN AREA** – Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, tile effect laminate flooring, built in eye level oven and grill, four burner electric hob with overhead extractor, plumbing for washing machine and integrated fridge.



DINING LOUNGE AREA

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KITCHEN AREA

**BEDROOM 1 (15' x 10'5)** Timber framed double glazed windows to the rear, electric radiator and fitted wardrobe.



BEDROOM 1

**BEDROOM 2 (10'5 x 9')** Timber framed double glazed window to the rear and electric radiator.



BEDROOM 2

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**FAMILY BATHROOM (9' x 7')** Three piece suite comprising WC, wash hand basin and shower over panelled bath. Tiled splashbacks, heated towel rail, timber framed double glazed frosted window to the side and storage cupboard housing the hot water tank.

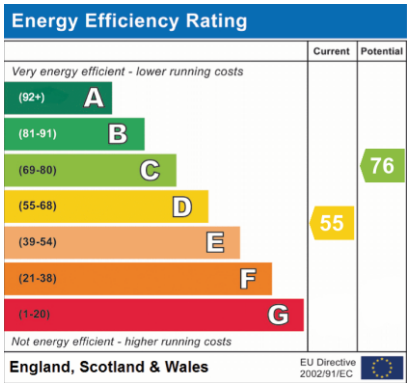


FAMILY BATHROOM

**OUTSIDE** Use of maintained communal gardens, covered allocated parking and visitors parking.



ALLOCATED PARKING



**TENURE** We are informed the tenure is Leasehold. £250 per quarter. 999 year lease from 2015.

**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.