

Cumbrian Properties

2 Indian King Court, Dalston



Price Region £165,000

EPC-D

First floor apartment | Popular rural location
Open plan living | 2 double bedrooms | 2 bathrooms
Off-street parking | Immaculately presented throughout

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This immaculately presented two double bedroom, two bathroom first floor apartment is situated in a private quiet courtyard in the centre of the popular village of Dalston. The property is double glazed and gas centrally heated with oak doors throughout and comprises spacious open plan living and kitchen area with integrated quality appliances and contemporary log effect fire, two double bedrooms with a stylish en-suite shower room to the master and a three piece bathroom. Externally, there is an allocated parking space for one vehicle. Located just a stone's throw from the shops and amenities of Dalston, the property would make an ideal first time buy, downsize or buy to let investment and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through a communal front door into the communal entrance which has front door to flat number 2 leading to the vestibule.

VESTIBULE Staircase to the first floor, plumbing and space for washing machine, radiator and the Worcester combi-boiler.

FIRST FLOOR

LANDING Doors to the open plan living room and kitchen, both bedrooms and bathroom, radiator and loft access.



LANDING

OPEN PLAN LOUNGE AND KITCHEN (20'7 max x 11' max)

KITCHEN AREA Fitted kitchen incorporating electric NEF oven and four burner NEF hob with extractor hood above, integrated fridge freezer and dishwasher, undermounted 1.5 bowl stainless steel sink with mixer tap, under counter lighting, brick effect tile splashback, kitchen island, double glazed window to the front of the property, wood effect flooring and ceiling spotlights.



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LOUNGE AREA Double glazed window to the front of the property, contemporary inset log effect electric fire and wood effect flooring.



LOUNGE AREA

BEDROOM 1 (13'7 x 9') Double glazed window to the rear with an open aspect, radiator and door to the en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM (5'5 x 5') Three piece suite comprising fully boarded shower cubicle, wash hand basin and WC. Ceiling spotlights, tiled splashbacks, tiled flooring and heated towel rail.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (10'8 x 10'4) Double glazed window to the rear with an open aspect and radiator.



BEDROOM 2

BATHROOM (8'4 x 5'5) Three piece suite comprising shower over corner bath, vanity unit wash hand basin and WC. Ceiling spotlights, tiled flooring, tiled splashbacks and heated towel rail.



BATHROOM

OUTSIDE To the front of the property there is an allocated parking space in the shared courtyard.



ENTRANCE



OPEN ASPECT

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TENURE We are informed the tenure is Leasehold. 999 years from May 1989.

OWNERSHIP Owned by the 4 flat owners in the building, of which number 2 owns 1/4.

ANNUAL CHARGE Approx. £250 per annum for the building insurance.

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.

