

Cumbrian Properties

Apt 2, The Engine House, Shaddon Mill



Price Region £115,000

EPC-C

First floor apartment | Convenient location
Open plan | Mezzanine bedroom | 2 bathrooms
Contemporary design | Private parking

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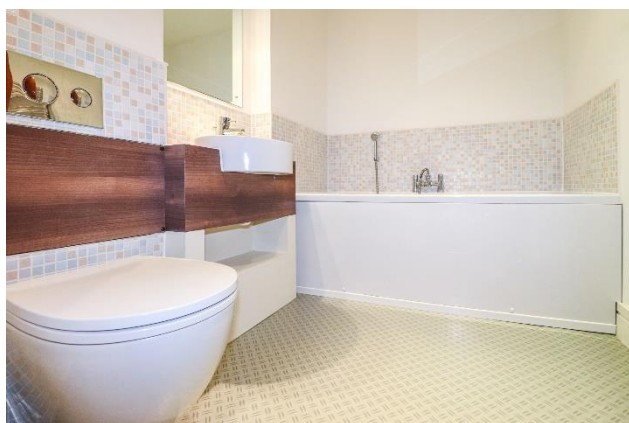
2/ APARTMENT 2, THE ENGINE HOUSE, SHADDON MILL, CARLISLE

This contemporary designed first floor apartment has a mezzanine bedroom, two bathrooms and private parking. Situated in the popular Shaddon Mill Development, this spacious double glazed and central heated apartment comprises of entrance hall, three piece bathroom, kitchen with integrated appliances leading into the open plan dining lounge with floor to ceiling windows and open staircase to the mezzanine level bedroom with en-suite shower room. The property benefits from its own private parking space and is within easy reach of the city centre, railway station and local amenities. This apartment would suit those looking for low maintenance city living and would also make an ideal buy to let investment.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to bathroom, open plan dining/lounge/kitchen and built in storage cupboard housing the water tank.

BATHROOM (7'8 x 5'2) Three piece suite comprising of shower over panelled bath, wash hand basin and WC with concealed cistern. Tiled splashbacks, spotlights to ceiling and heated towel rail.



BATHROOM

OPEN PLAN DINING/LOUNGE/KITCHEN (21' max x 19' max)

Double glazed window to the front of the property, open staircase to the first floor. Fitted kitchen incorporating an electric oven and four burner electric hob with extractor hood above. A 1.5 bowl stainless steel sink with mixer tap, plumbing for washing machine, integrated fridge, freezer and dishwasher. Under counter lighting, tiled splashbacks, spotlights to ceiling and understairs storage cupboard.



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OPEN PLAN LIVING

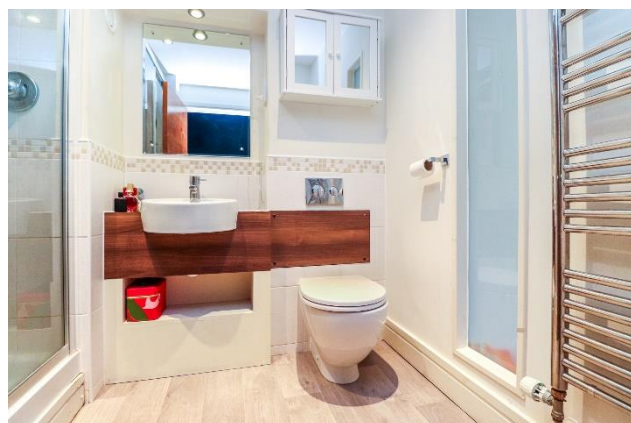
MEZZANINE LEVEL

BEDROOM (14'6 x 11'2) An open staircase from the lounge leads up to the mezzanine level bedroom which overlooks the open plan living area. Built in storage cupboard and door to the en-suite shower room.



BEDROOM

EN-SUITE SHOWER ROOM (5' x 4'9) Three piece suite comprising of double walk-in shower cubicle, wash hand basin and WC with concealed cistern. Tiled splashbacks, spotlights to ceiling, wood effect flooring, double glazed frosted window and heated towel rail.



EN-SUITE SHOWER ROOM

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TENURE We are informed the tenure is Leasehold – terms to be confirmed

COUNCIL TAX We are informed the property is in 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.

