

Cumbrian Properties

Flat 2, The Old George, Brampton



Price Region £65,000

EPC-E

Second floor flat | Investment opportunity or FTB
1 reception | 1 bedroom | 1 bathroom
Currently tenanted | Close to amenities

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2/ FLAT 2, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

An investment opportunity to purchase a one bedroom, second floor flat, currently tenanted but equally suitable to the first time buyer or those looking to downsize. The double glazed and electric heated accommodation briefly comprises communal entrance with staircase to the second floor, entrance hall, dining lounge, kitchen, bedroom and bathroom. Situated close to a variety of local amenities.

The accommodation with approximate measurements briefly comprises:

Secure communal door into the entrance hall with staircase to the second floor.

Front door into entrance hall.

ENTRANCE HALL Doors to kitchen, dining lounge, bedroom and bathroom. Coving and two built-in storage cupboards – one housing the hot water tank.

KITCHEN (12' x 7') Fitted kitchen incorporating sink unit, plumbing for washing machine, space for cooker, coving, tile effect vinyl flooring, fitted storage cupboards and UPVC double glazed window to the front.



KITCHEN

DINING LOUNGE (16'5 x 14') UPVC double glazed window to the front, coving and electric radiator.



DINING LOUNGE

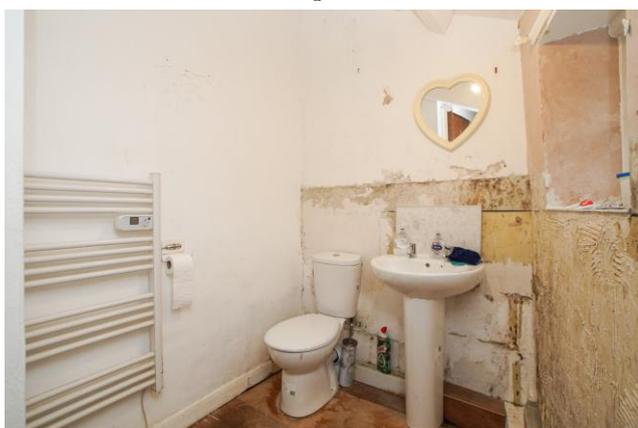
3/ FLAT 2, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

BEDROOM (12' x 9') UPVC double glazed window to the front, coving and electric radiator.



BEDROOM

BATHROOM (12' x 6') Three piece suite comprising WC, wash hand basin and panelled bath. Tiled splashbacks, UPVC double glazed window to the side and heated towel rail. The bathroom does require some renovation.



BATHROOM

TENURE We are informed the tenure is Leasehold. Peppercorn rent. 974 years remaining.

COUNCIL TAX We are informed the property is Tax Band A.

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.

