

Cumbrian Properties

28 Fenwick Drive, Kingstown



Price Region £129,950

EPC-B

Top floor apartment | North of the River Eden
Open plan lounge/kitchen | 2 double bedrooms | 2 bathrooms
Two allocated parking spaces | No onward chain

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2/ 38 FENWICK DRIVE, KINGSTOWN, CRINDLEDYLE, CARLISLE

This well-presented, spacious, two double bedroom, two bathroom, Story built top floor apartment offers generous living accommodation, off-street parking and is sold with no onward chain. Located in a popular location to the north of the city with countryside views to the rear aspect the apartment is double glazed and gas central heated and comprises entrance hall with spacious storage cupboard, open plan lounge/kitchen with integrated appliances and a Miele washer/dryer, two double bedrooms, master en-suite shower room and three piece bathroom. Externally, there are maintained communal gardens and two allocated parking spaces. The property would suit those looking for low maintenance living located just a ten minute drive into the city centre with good transport links to junction 44 of the M6 motorway and the amenities in Kingstown. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to open plan lounge/kitchen, bedrooms and bathroom. Good size built-in storage cupboard, radiator, secure intercom system, coving to the ceiling and loft access.



ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN (21'4 max x 14'6 max)

LOUNGE AREA Double glazed window to the front, radiator and coving to the ceiling.

KITCHEN AREA Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, integrated fridge and freezer, Miele washer/dryer, one and a half bowl stainless steel sink unit with mixer tap, cupboard housing the Worcester combi boiler, breakfast bar, double glazed window to the front, radiator and tile effect flooring.



LOUNGE AREA

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KITCHEN AREA

BEDROOM 1 (13'7 max x 10'3 max) Double glazed window to the rear, radiator and door to en-suite shower room.



BEDROOM 1 & EN-SUITE

EN-SUITE SHOWER ROOM (7' x 3'7) Three piece suite comprising shower cubicle, wash hand basin and WC. Tiled splashback, ceiling spotlights, radiator and tile effect flooring.

BEDROOM 2 (10'4 x 9'6) Double glazed window to the rear with radiator below.

BATHROOM (6'8 x 5') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled splashbacks, ceiling spotlights and tile effect flooring.



BEDROOM 2



BATHROOM

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OUTSIDE Maintained garden/drying area, bin store and two allocated parking spaces.



GARDEN



PARKING

TENURE We are informed the tenure is Leasehold. 999 year lease from 2017.

SERVICE CHARGE £900 per annum.

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.

