

Cumbrian Properties

Apartment 8, West Block, Shaddon Mill



Price Region £150,000

EPC-D

Third floor apartment | Central location
Open plan living | 2 bedrooms | 2 bathrooms
Allocated parking | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ APARTMENT 8, WEST BLOCK, SHADDON MILL, CARLISLE

Situated in the popular Shaddon Mill development, this third floor modern contemporary apartment is immaculately presented throughout. Combining modern stylish interiors with traditional architecture, the two double bedroom, two bathroom apartment comprises of entrance hall with fitted storage, open plan living/dining kitchen with integrated quality appliances and feature exposed sandstone wall, two double bedrooms with a spacious ensuite to the master and a three piece bathroom. Externally the property benefits from allocated parking. Situated in a convenient location within easy walking distance to the city centre and railway station. With local shops and amenities on your doorstep the property would suit those looking for low maintenance living close to the city centre and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to open plan living/dining kitchen, bedrooms and bathroom. Built in storage cupboard housing the boiler, wood effect flooring and ceiling spotlights.

OPEN PLAN LIVING / DINING KITCHEN (22' max x 18'5 max)

Kitchen area – Fitted kitchen incorporating integrated electric oven, four burner hob with extractor above, integrated Bosch microwave, integrated dishwasher, fridge, freezer and washing machine. Under counter lighting, a 1.5 bowl sink unit with mixer tap, tiled splashbacks and wood effect flooring.

Dining area with two double glazed windows, feature exposed stone wall and wood effect flooring.



OPEN PLAN LIVING/DINING KITCHEN

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MASTER BEDROOM (16'4 max x 10'5 max) Double glazed window, feature exposed stone wall, wall lights and door to the en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM (9'6 x 5') Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC with concealed cistern. Tiled splashbacks, heated towel rail, ceiling spotlights and wood effect flooring.



EN-SUITE TO MASTER

BEDROOM 2 (12' x 9') Double glazed window and feature exposed stone wall.

BATHROOM (9' x 5') Three piece suite comprising of shower over panelled bath, wash hand basin and WC with concealed cistern. Tiled splashbacks, tile effect flooring, ceiling spotlights and heated towel rail.



BEDROOM 2



BATHROOM

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OUTSIDE The property has an allocated parking space.

TENURE We are informed the tenure is Leasehold – Ground rent approx. £50 pcm.
Service Charge approx. £1,600 per annum.

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.

