

Cumbrian Properties

42 Canal Court, Infirmary Street, Carlisle



Price Region £85,000

EPC-

First floor flat | Next to the Cumberland Infirmary
1 reception | 2 bedrooms | 1 bathroom
Ideal first time buy or buy to let investment | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

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This two bedroom first floor flat is located next to the Cumberland Infirmary and briefly comprises a double and single bedroom, large dining lounge, fitted kitchen and a three piece bathroom. This electrically heated and fully double glazed first floor flat is neutrally decorated and has a secure entry intercom system. Externally, there is a designated parking area to the front of the property plus visitor parking. The property is situated in a quiet cul-de-sac with local amenities including hospital, shops, and excellent transport links. This property would make an excellent purchase for a first time buyer or as a buy to let investment and is sold with the benefit of no onward chain. Viewing of this property is highly recommended.

The accommodation with approximate measurements briefly comprises:

Entrance through a secure intercom communal front door with stairs leading to the first floor. Entrance to the flat is through a wooden frosted door leading to the entrance hall.

ENTRANCE HALL (11' x 3' max) Built-in cupboard housing the fuse box, loft hatch, electric radiator and doors to both bedroom, dining lounge and bathroom.

DINING LOUNGE (15' x 14' max) Carpeted flooring, electric radiator, modern electric fire, double glazed window and leading through to the kitchen.



DINING LOUNGE

KITCHEN (8'5 x 7'5 max) Fitted kitchen incorporating built-in electric oven and hob with extractor hood above, space for freestanding fridge freezer and space and plumbing for washing machine. Cupboard housing the water tank, tile effect laminate flooring, double glazed window and electric fan heater.



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BEDROOM 1 (12' x 11' max) Electric radiators, double glazed window and built-in wardrobes.



BEDROOM 1

BEDROOM 2 (9' x 8'5 max) Electric radiator and double glazed window.



BEDROOM 2

BATHROOM (7'5 x 5'5) Three piece suite comprising electric shower over panelled bath with glass shower screen, vanity unit wash hand basin and WC. Heated towel rail, partial splashback walls and tile effect laminate flooring.



BATHROOM

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OUTSIDE There is a designated parking area to the front of the property plus visitor parking.

TENURE We are informed the tenure is Leasehold. Service charge: £60 PCM – includes window cleaning and maintenance of communal areas and garden.

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

EPC GRAPH TO FOLLOW

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.

ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.

