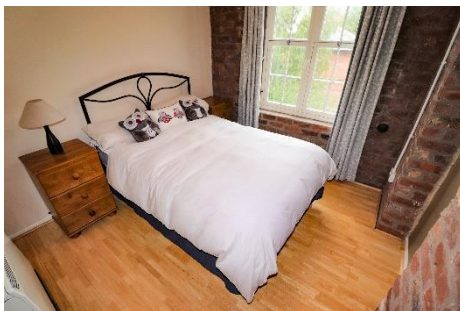


Cumbrian Properties

23 River View, Carlisle



Price Region £117,500

EPC-D

Second floor apartment | Allocated parking
1 reception room | 2 bedrooms | 1 bathroom
Ideal investment opportunity or first time buy

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2/ 23 RIVER VIEW, DENTON MILL, CARLISLE

An immaculately presented, second floor apartment, with private parking space, enjoying open views over the waterfall towards the nearby fields. The double glazed and electric heated accommodation briefly comprises entrance hall, lounge overlooking the waterfall, kitchen, two double bedrooms and four piece bathroom. Private allocated parking space and use of the well-maintained communal gardens. River View is situated in The Mills development in Denton Holme close to local amenities, bus routes and within walking distance of the city centre and Railway Station.

The accommodation with approximate measurements briefly comprises:

Entrance door into entrance hall.

ENTRANCE HALL Doors to lounge, kitchen, bedrooms and bathroom. Built-in storage cupboard housing the hot water tank, feature exposed brick wall, wood flooring and electric heater.



ENTRANCE HALL

LOUNGE (15' max x 12'6) Two double glazed windows overlooking the waterfall and towards the nearby fields, feature exposed brick wall, beamed ceiling, electric storage heater and wood flooring.



LOUNGE

KITCHEN (8' x 7'6) Fitted kitchen incorporating electric oven with four ring electric hob and extractor hood above, integrated washer dryer, space for fridge freezer and tiled splashbacks.

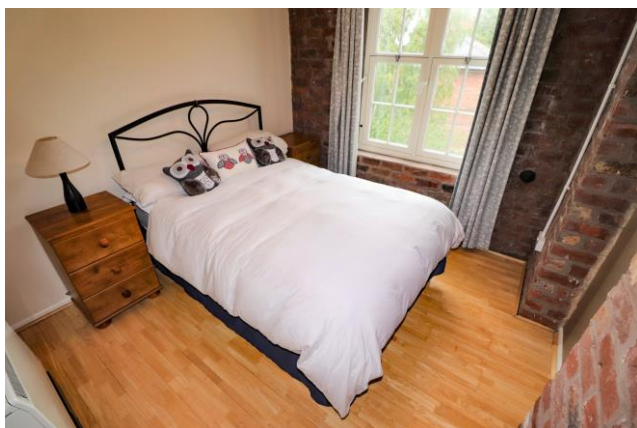
3/ 23 RIVER VIEW, DENTON MILL, CARLISLE



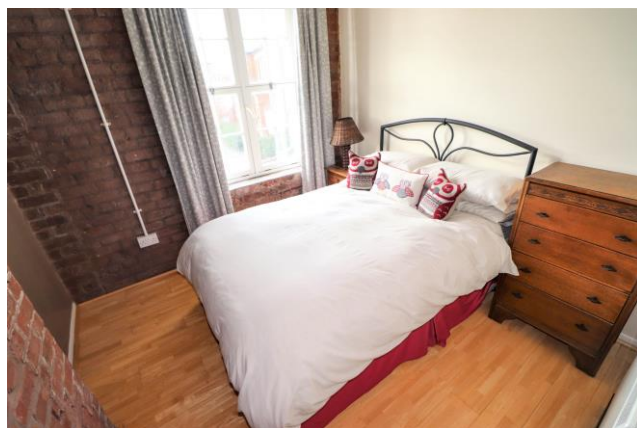
KITCHEN

BEDROOM 1 (9'4 x 9') Double glazed window overlooking the waterfall towards the fields, feature exposed brick wall, electric storage heater and wood flooring.

BEDROOM 2 (9'5 x 9') Double glazed window, feature exposed brick wall, electric storage heater and wood flooring.



BEDROOM 1



BEDROOM 2

BATHROOM (9'4 x 5') Four piece suite comprising corner shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, tile effect cushion flooring and wall mounted Dimplex electric heater.



BATHROOM

4/ 23 RIVER VIEW, DENTON MILL, CARLISLE

OUTSIDE Allocated parking space and use of the well-maintained communal gardens.



VIEW OVER THE WATERFALL

TENURE We are informed the tenure is Leasehold.

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.

