

Cumbrian Properties

Flat 1, The Old George, Brampton



Price Region **£75,000**

EPC-D

First floor flat | Investment opportunity or FTB
1 reception | 2 bedrooms | 1 bathroom
Currently tenanted | Close to amenities

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ FLAT 1, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

An investment opportunity to purchase a two bedroom first 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 first floor, entrance hall, dining lounge, cloakroom, kitchen, bathroom and two bedrooms. Situated close to a variety of local amenities.

The electric heated and double glazed accommodation with approximate measurements briefly comprises:

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

Front door into entrance hall.

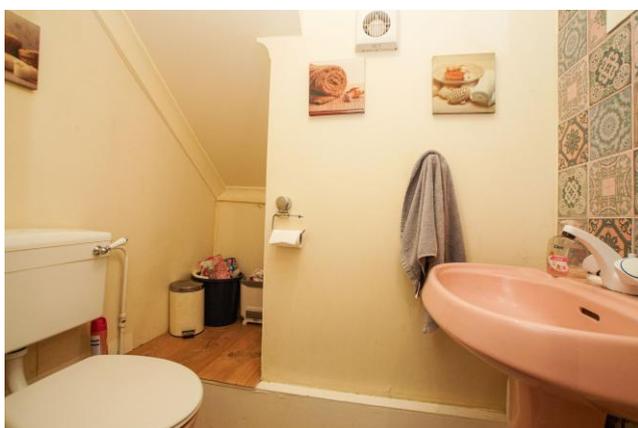
ENTRANCE HALL Doors to dining lounge, cloakroom, kitchen, bedroom 1 and inner hall.

DINING LOUNGE (17' x 10') UPVC double glazed window to the front, fireplace, coving and electric radiator.



DINING LOUNGE

CLOAKROOM (5'5 x 5') WC and wash hand basin with tiled splashback. Coving.



CLOAKROOM

3/ FLAT 1, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

KITCHEN (8' x 6') Fitted kitchen incorporating sink unit, plumbing for washing machine, freestanding cooker, tiled flooring, coving and fitted storage cupboard.



KITCHEN

BEDROOM 1 (13' x 10') UPVC double glazed window to the side, coving and electric radiator.



BEDROOM 1

INNER HALL Leading to bedroom 2 and bathroom.

BATHROOM (5'5 x 5'5) Three piece suite comprising sink, WC and electric shower above panelled bath. Tiled splashbacks and coving.



BATHROOM

4/ FLAT 1, THE OLD GEORGE, 2 MARKET PLACE, BRAMPTON

BEDROOM 2 (9' x 9') UPVC double glazed window to the front, coving and electric radiator.



BEDROOM 2

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

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.

