

Cumbrian Properties

23 Threave Court, Riverside Way



Price Region £52,500

EPC-

Ground floor flat | 50% Shared ownership for the over 55's
1 reception room | 2 bedrooms | 1 bathroom
Modern kitchen & bathroom | No onward chain

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50% SHARED OWNERSHIP FOR THE OVER 55'S WITH CASTLE & COASTS. TERMS AND CONDITIONS APPLY - PLEASE CONTACT THE OFFICE FOR MORE INFORMATION.

A two bedroom, ground floor flat situated in a popular residential area, just off Warwick Road, within easy walking distance of the city centre and an abundance of local amenities. The accommodation briefly comprises entrance hall, lounge, modern dining kitchen, master bedroom with fitted wardrobes, second bedroom and modern shower room. Paved rear courtyard with storage outhouse and residents parking. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance hall.

ENTRANCE HALL Electric radiator, built-in shelved storage cupboard housing the hot water tank and further built-in cupboard housing the consumer units. Doors to lounge, dining kitchen, bedrooms and shower room.



ENTRANCE HALL

LOUNGE (18'3 x 13') UPVC double glazed window to the front, electric fire, electric radiator and coving to the ceiling.



LOUNGE

DINING KITCHEN (16' x 11'5) Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill, four ring electric hob with extractor hood above, plumbing for washing machine, integrated fridge and freezer, electric radiator, UPVC double glazed window and UPVC door to the rear.

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DINING KITCHEN

BEDROOM 1 (11' x 9'4) UPVC double glazed window to the side, electric radiator and fitted wardrobes with mirror fronted sliding doors.



BEDROOM 1

BEDROOM 2 (8'3 x 7'9) UPVC double glazed window to the front and electric radiator.



BEDROOM 2

SHOWER ROOM (6'3 x 5'6) Three piece suite comprising walk-in shower cubicle with electric shower, vanity unit wash hand basin with bowl style sink unit and WC with concealed cistern. Electric heated towel rail and fully tiled walls.

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SHOWER ROOM

OUTSIDE Paved rear courtyard with storage outhouse. Residents parking is available to the rear of the property.



REAR OF THE PROPERTY

TENURE We are informed the tenure is Leasehold. 125 years from 1993. Current service charge is in the region of £100pcm.

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.

EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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