

# Cumbrian Properties

20 Pennine View Close, Carleton Grange



**Price Region £100,000**

**EPC-**

Ground floor apartment | Immaculately presented  
Open plan dining lounge/kitchen | 2 bedrooms | 1 bathroom  
Allocated & visitor parking | No pets allowed

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 20 PENNINE VIEW CLOSE, CARLETON GRANGE, CARLISLE

This immaculately presented, two bedroom, ground floor apartment with private entrance, allocated parking and ample visitor parking. The ceiling heated accommodation briefly comprises vestibule, entrance hall, spacious open plan dining lounge/kitchen with French doors, two good size bedrooms – one with built-in wardrobes, and four piece bathroom. Situated in a popular residential area and sold with the benefit of no onward chain.

The ceiling heated accommodation with approximate measurements briefly comprises:

**Double glazed front door into vestibule.**

**VESTIBULE** Door into entrance hall.

**ENTRANCE HALL** Wood effect laminate flooring, coving to the ceiling, two built-in storage cupboards - one housing the boiler. Doors to bedrooms, bathroom and open plan dining lounge/kitchen.



ENTRANCE HALL

**BEDROOM 2 (10'4 x 7'5)** UPVC double glazed window to the front.



BEDROOM 2

**BATHROOM (8' x 6'3)** Four piece suite comprising panelled bath, walk-in shower, wash hand basin and WC. Tile effect vinyl flooring, heated towel rail, part tiled walls and UPVC double glazed frosted window to the side.

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BATHROOM

**BEDROOM 1 (12'7 x 11'7)** UPVC double glazed window to the rear and built-in wardrobes.



BEDROOM 1

**OPEN PLAN DINING LOUNGE/KITCHEN (26'8 x 17'8)** UPVC double glazed window to the front, UPVC double glazed French doors and UPVC double glazed window to the rear, coving to the ceiling. Fitted kitchen incorporating sink unit, four ring electric hob with extractor hood above, oven and grill, and plumbing for washing machine.



OPEN PLAN DINING LOUNGE/KITCHEN

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OPEN PLAN DINING LOUNGE/KITCHEN

**OUTSIDE** The apartment benefits from its own private entrance, allocated parking and ample visitor parking.



REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Leasehold. Service charge £550 per annum (£46 per month).

**COUNCIL TAX** We are informed the property is Tax Band B.

**RESTRICTIONS** – No pets allowed

**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 GRAPH TO FOLLOW