

Cumbrian Properties

1 King George Court, Warwick Bridge



Price Region £140,000

EPC-

First floor apartment | Lift access
Open plan living | 2 bedrooms | 2 bathrooms
Secure allocated parking | Communal gardens

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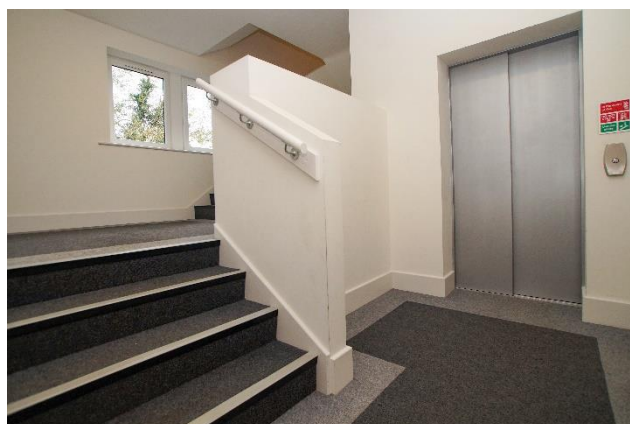
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2/ 1 KING GEORGE COURT, WARWICK BRIDGE, CARLISLE

A spacious first floor two double bedroom apartment situated in the sought after location of Warwick Bridge. The double glazed and gas central heated accommodation, which is neutrally decorated throughout, briefly comprises of secure communal coded entry system into communal entrance hall with staircase and lift access to the first floor, apartment entrance hall, open plan dining lounge/kitchen with French doors leading to a Juliette balcony at the rear, two double bedrooms, en-suite shower room to the Master, built in storage cupboard and a three piece family bathroom. The property also has the benefit of allocated gated secure car parking and is within close proximity to a school, public house, tea room, garage, doctors and co-op food store. Sold with the benefit of no onward chain this property would ideally suit someone looking low maintenance living accommodation.

The accommodation with approximate measurements briefly comprises:

Entry via secure key coded communal door into communal hall with staircase and lift access to the first floor apartment.



COMMUNAL ENTRANCE HALL

FIRST FLOOR

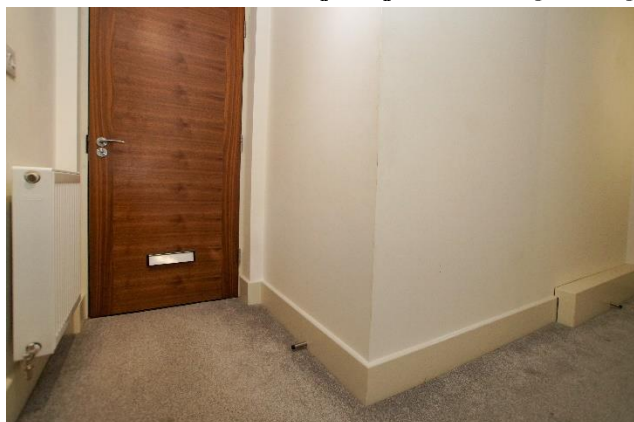
Landing with private door to apartment 1.



APARTMENT NO.1

3/ APARTMENT 1, KING GEORGE COURT, WARWICK BRIDGE, CARLISLE

ENTRANCE HALL (27' x 8' L shaped) Built in shelved storage cupboard with light, radiator and doors to open plan dining lounge/kitchen, bathroom and bedrooms.



ENTRANCE HALL

OPEN PLAN DINING LOUNGE/KITCHEN (20'9 x 15')

Fitted kitchen incorporating an electric oven and grill, electric four burner hob with glass splashback and overhead extractor, sink unit with drainer and mixer tap, integrated fridge/freezer and dishwasher. Two radiators and UPVC double glazed French doors leading to a Juliette balcony at the rear.



OPEN PLAN DINING LOUNGE/KITCHEN

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BATHROOM (7'2 x 5'6) Three piece suite comprising of low level WC, wash hand basin and shower over panelled bath. Heated towel rail, tiled flooring and tiled walls.



BATHROOM

BEDROOM 1 (11'10 x 11'5) Double glazed window to the rear, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'5 x 3') Comprising low level WC, wash hand basin and walk-in shower unit. Tiled walls, heated towel rail and tiled flooring.



EN-SUITE SHOWER ROOM

4/ 1 KING GEORGE COURT, WARWICK BRIDGE, CARLISLE

BEDROOM 2 (8'10 x 8'8) Double glazed window to the rear, radiator and built in wardrobe with sliding mirror fronted doors.



BEDROOM 2

OUTSIDE Communal gardens and secure gated allocated parking.



GATED ALLOCATED PARKING

EPC TO FOLLOW

TENURE We are informed the tenure is Leasehold. Service Charge £149.93 pcm

COUNCIL TAX We are informed the property is in tax band C

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.