

Cumbrian Properties

Apt 7, 20 Manor Park, Carleton



Price Region £310,000

EPC-B

Second floor apartment | Exclusive development
Open plan lounge/kitchen | 2 double bedrooms | 2 bathrooms
Beautiful shared maintained gardens | Garage & parking

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2/ APARTMENT 7, 20 MANOR PARK, CARLETON, PENRITH

This immaculately presented, two double bedroom, two bathroom, second floor apartment with open plan lounge/kitchen is situated in the exclusive Manor Park development. This modern apartment also benefits from a stunning open plan kitchen dining area perfect for relaxing or entertaining family, a garage, parking within a secure gated car park, double glazing, underfloor heating, integrated alarm system and beautifully maintained shared gardens.

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

Secure communal entrance door into the communal entrance hall.

COMMUNAL ENTRANCE HALL Lift and staircase to the second floor with fire door opening into the apartment entrance hall.



COMMUNAL ENTRANCE HALL



SECOND FLOOR LANDING

APARTMENT ENTRANCE HALL (23'8 x 4') Doors to family bathroom, bedrooms, open plan lounge/kitchen and storage cupboard.



ENTRANCE HALL



FAMILY BATHROOM

FAMILY BATHROOM Three piece suite comprising panelled bath with shower attachment, WC and wash hand basin. Part tiled walls, tiled flooring, chrome radiator and ceiling spotlights.

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MASTER BEDROOM (14'5 x 14') Two double glazed windows to the side, coving to the ceiling and door to the en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM Three piece suite comprising vanity unit wash hand basin, WC and walk-in shower. Part tiled walls, tiled flooring, ceiling spotlights and chrome radiator.



EN-SUITE SHOWER ROOM

BEDROOM 2 (17' x 12') Double glazed window to the rear, coving to the ceiling and ceiling spotlights.



BEDROOM 2

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OPEN PLAN LOUNGE/KITCHEN (33' x 17' max)

KITCHEN AREA Fitted kitchen incorporating a four ring induction hob with extractor hood above, double sink unit with mixer tap, integrated microwave and oven, integrated fridge freezer, integrated washing machine and dishwasher, cupboard housing the Worcester boiler, ceiling spotlights, double glazed windows to the side and rear.

LOUNGE AREA Double glazed windows to the front and side, and coving to the ceiling.



KITCHEN AREA



LOUNGE AREA

OUTSIDE The property benefits from a garage and parking space along with additional shared parking spaces.



GARAGE & PARKING

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FRONT ENTRANCE

TENURE We are informed the tenure is Leasehold. From 29/11/2019 to and including 31/12/3017. Service charge £1984 per annum.

COUNCIL TAX We are informed the property is 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.

