

Cumbrian Properties

20 Cherry Lane, Parkland Village



Price Region £165,000

EPC-D

Ground floor apartment | Popular residential location
1 reception room | 2 bedrooms | 1 bathroom
Allocated parking | Characterful features

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 20 CHERRY LANE, PARKLAND VILLAGE, CARLISLE

A two bedroom, ground floor apartment situated in the much sought after Parkland Village briefly comprising entrance hall, fitted kitchen, spacious lounge with bay window and high ceiling, two bedrooms – one with fitted wardrobes and French doors opening onto the garden, and shower room. Allocated parking, outbuilding and low maintenance rear garden enjoying views over the green.

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

Front door into entrance hall.

ENTRANCE HALL Tiled flooring, two radiators, coving to the ceiling and built-in storage cupboard. Doors to kitchen, lounge, bedrooms and shower room.



ENTRANCE HALL

KITCHEN (13'6 x 7'7) Fitted kitchen incorporating oven and grill with four ring electric hob and extractor hood above, stainless steel sink unit with mixer tap and tiled splashbacks, integrated fridge freezer, integrated washing machine and dishwasher. Tile effect vinyl flooring, radiator, double glazed sash windows to the front and side.



KITCHEN

LOUNGE (18' x 13'4) Two radiators, feature fireplace, coving to the ceiling, double glazed sash bay window to the rear and double glazed sash window to the side.

3/ 20 CHERRY LANE, PARKLAND VILLAGE, CARLISLE



LOUNGE

BEDROOM 1 (14' x 12'6) Radiator, fitted wardrobes, coving to the ceiling and feature double glazed French doors to the garden.



BEDROOM 1

SHOWER ROOM (8' x 7'6) Three piece suite comprising walk-in shower with aqua-panelled splashbacks, vanity unit wash hand basin and WC. Tile effect laminate flooring, radiator and part tiled walls.



SHOWER ROOM

BEDROOM 2 (10'5 x 7'8) Radiator, double glazed sash window to the front, coving to the ceiling and storage cupboard.

4/ 20 CHERRY LANE, PARKLAND VILLAGE, CARLISLE



BEDROOM 2

OUTSIDE Two allocated parking spaces and outbuilding to the front of the property with shelving and light. To the rear of the property is a paved patio with gravelled areas, floral borders and views over Parkland Village green. The property also has use of a communal garden area.



REAR OF THE PROPERTY



OUTLOOK OVER THE GREEN

TENURE We are informed the tenure is Freehold. Service charge £53 pcm including building insurance, annual boiler service, window cleaning and external painting.

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.

