

Cumbrian Properties

9 Reiver Place, Stanwix, Carlisle



Price Region £199,950

EPC-D

First floor apartment | North of the River Eden
Spacious dining lounge with balcony | 2 bedrooms | 2 bathrooms
Garage | Low maintenance living

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A stunning, first floor apartment laid out over two floors with two double bedrooms, two bathrooms, balcony and garage. Situated just off Scotland Road to the north of the city the lift serviced apartment is based on the first floor, double glazed and underfloor heated throughout and briefly comprises vestibule, entrance hall, cloakroom, spacious dining lounge with French doors to the balcony and a modern kitchen with integrated appliances. To the first floor there are two double bedrooms, master en-suite shower room and a three piece bathroom. Externally the property further benefits from a single garage with power supply. The property would be ideally suited to those looking for low maintenance living close to amenities being within easy walking distance of the shops and supermarkets of Stanwix and Kingstown with good access to the city centre and junction 44 of the M6 motorway. Sold with the benefit of no onward chain.

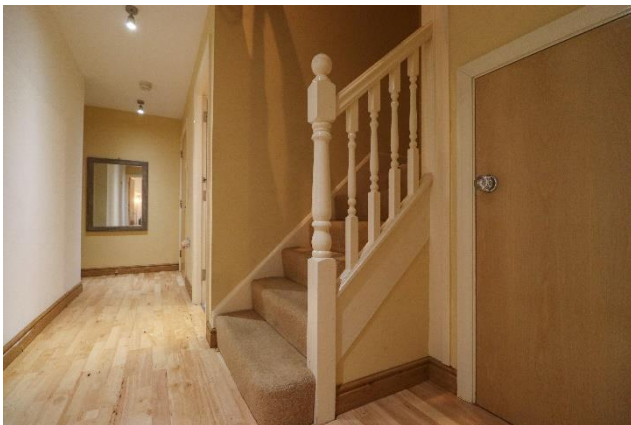
The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Part wood panelled walls and door to entrance hall.

ENTRANCE HALL Doors to dining lounge, kitchen and cloakroom. Staircase to the first floor, wood effect flooring and understairs storage.

CLOAKROOM Two piece suite comprising wash hand basin and WC.



ENTRANCE HALL



CLOAKROOM

KITCHEN (13' max x 9'3 max) Fitted kitchen incorporating an integrated fridge and freezer, electric double oven with four ring hob and extractor hood above, integrated dishwasher, tiled splashbacks, double glazed window to the front, built-in storage cupboard housing the water cylinder and plumbing for washing machine, and door to the dining lounge.



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DINING LOUNGE (18'5 max x 17' max) Double glazed French doors to the balcony, double glazed window to the front, coving to the ceiling and wood effect flooring.



DINING LOUNGE

FIRST FLOOR

LANDING Doors to both bedrooms and bathroom. Loft access.

BEDROOM 1 (17' x 11'7) Double glazed window to the front and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6'7 x 6') Three piece suite comprising corner shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Frosted glazed window, heated towel rail and part tiled walls.

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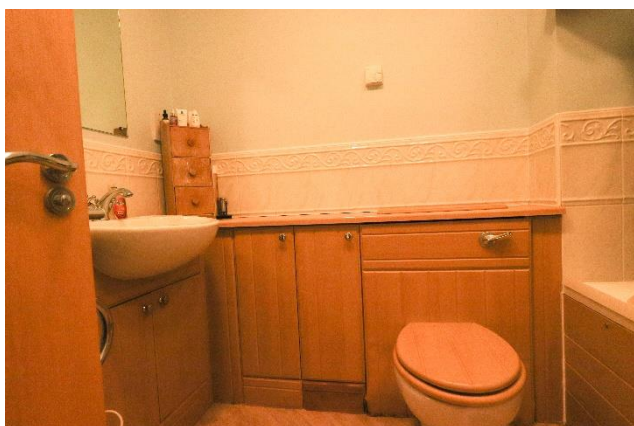
EN-SUITE SHOWER ROOM

BEDROOM 2 (12'8 max x 9'4 max) Double glazed window to the front.



BEDROOM 2

FAMILY BATHROOM (8' x 6') Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Heated towel rail and part tiled walls.



BATHROOM

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OUTSIDE The property has a single garage with power supply.



BALCONY

TENURE We are informed the tenure is Leasehold – terms to be confirmed

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.

