

Cumbrian Properties

39 Waterside House, Denton Mill Close



Price Region £115,000

EPC-F

Second floor apartment | Popular location
Open plan living | 2 bedrooms | No chain
Secure parking | Waterfall viws

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ FLAT 39, WATERSIDE HOUSE, DENTON MILL CLOSE, CARLISLE

This two double bedroom second floor apartment has open plan living/kitchen with stunning views of the river Caldew and waterfall. Located in the popular Mills development in Denton Holme the lift serviced apartment is double glazed and electric heated and comprises of entrance hall, a light and airy open plan living room and kitchen with vaulted beamed ceiling and views over the river and waterfall. Two double bedrooms each with a beamed high ceiling and a three piece bathroom. Externally the property benefits from secure allocated parking within the shared garage and use of the well maintained communal gardens. With riverside walks on your doorstep and just five minutes to the amenities of Denton Holme including shops, schools and bus stops and just a ten minute walk into the city centre the property would make an ideal downsizer, first time buy or buy to let investment having been successfully rented for several years and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Built in storage cupboard housing the water cylinder, electric heater And doors to open plan dining lounge/kitchen, bedrooms and bathroom.

OPEN PLAN LOUNGE/KITCHEN (21' max x 15'4 max)

LIVING AREA – Vaulted ceiling and two double glazed windows with stunning views to the river Caldew and waterfall.

KITCHEN – Fitted kitchen incorporating a double electric oven and four burner hob with extractor above, integrated dishwasher, a 1.5 bowl sink unit, tiled splashbacks, plumbing for washing machine and space for a further two under counter appliances. Two double glazed windows and electric heater.



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BEDROOM 1 (16' x 10') Beamed vaulted ceiling, double glazed window to the front and electric heater.



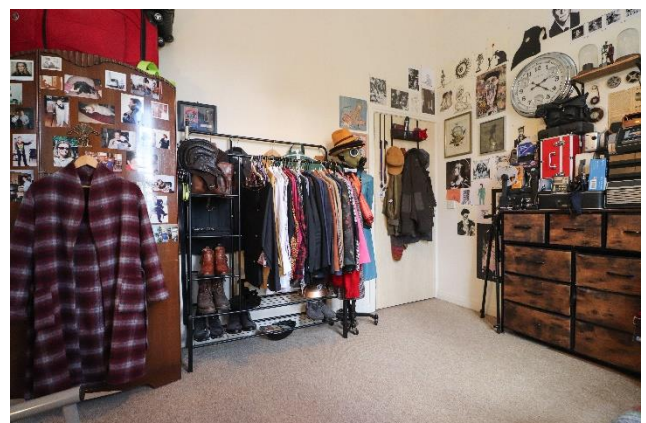
BEDROOM 1

BATHROOM (7' x 6'6) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Part tiled walls, ceiling spotlights and heated towel rail.



BATHROOM

BEDROOM 2 (11'7 x 10') Double glazed window to the front, beamed ceiling and electric heater.



BEDROOM 2

4/ FLAT 39 WATERSIDE HOUSE, DENTON MILL CLOSE, CARLISLE

OUTSIDE The property benefits from private parking within the communal shared garage along with plenty of visitors parking and use of the well maintained communal gardens.



VIEW OVER THE RIVER CALDEW

TENURE We are informed the tenure is Leasehold – 999 years from 2003. Service charge approximately £140 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.

