

# Cumbrian Properties

Flat 9, Oakwell Court, Brampton



Price Region £37,500

EPC-

Ground floor flat | Market town location

1 reception room | 2 double bedrooms | Gardens

50% SHARED OWNERSHIP WITH CASTLE & COASTS

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ FLAT 9, OAKWELL COURT, BECKSIDE GARDENS, BRAMPTON

**50% SHARED OWNERSHIP.** This two double bedroom ground floor flat is double glazed and electric heated throughout. The accommodation briefly comprises of entrance hall with fitted storage cupboards, lounge with timber framed French doors leading to the rear garden, dining room and kitchen. Two double bedrooms and a three piece shower room. Low maintenance shillied rear garden with flagstone patio. To the front of the property is a low maintenance hedge enclosed garden laid to shillies with flagstone path. Situated in the market town of Brampton close to many local amenities however the property does require some modernisation.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL (16'6 x 6'9)** Timber framed double glazed frosted windows to the front, electric radiator and fitted storage cupboards – one housing the hot water tank. Doors to lounge, bedrooms and shower room.



ENTRANCE HALL

**LOUNGE (13'5 x 12'4)** Timber framed double glazed French doors leading to the rear garden, electric radiator and doors leading to the dining room and kitchen.



LOUNGE

**KITCHEN (10' x 8'2)** Fitted kitchen incorporating sink unit with drainer, plumbing for washing machine and space for free standing oven and grill. Timber frame double glazed window to the front and electric radiator.

3/ FLAT 9, OAKWELL COURT, BECKSIDE GARDENS, BRAMPTON



KITCHEN

**DINING ROOM (11'10 x 10'7)** Timber framed double glazed window to the front, electric radiator, coving and ceiling rose.



DINING ROOM

**SHOWER ROOM (7' x 6'7)** Three piece suite comprising of WC, wash hand basin and walk-in electric shower. Electric radiator and timber framed double glazed frosted window to the front.



SHOWER ROOM



4/ FLAT 9, OAKWELL COURT, BECKSIDE GARDENS, BRAMPTON

**BEDROOM 1 (12' x 11'5)** Timber framed double glazed window to the front and electric radiator.



BEDROOM 1

**BEDROOM 2 (10'9 x 10'7)** Timber framed double glazed window to the front and electric radiator.



BEDROOM 2

**OUTSIDE** To the front of the property is a gated and hedged low maintenance garden with flagstone path, laid shillies and bushes. To the rear is a gated and hedge enclosed garden laid to shillies with flagstone patio.



REAR OF PROPERTY

5/ FLAT 9, OAKWELL COURT, BECKSIDE GARDENS, BRAMPTON

**TENURE** We are informed the tenure is Leasehold – There are 67 years remaining on the Leasehold.

Rent = £271.49 pcm. Service charge including buildings insurance = £63.72 pcm

Total = £335.21 pcm

**COUNCIL TAX** We are informed the property is in tax band B

**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.

EPC TO FOLLOW