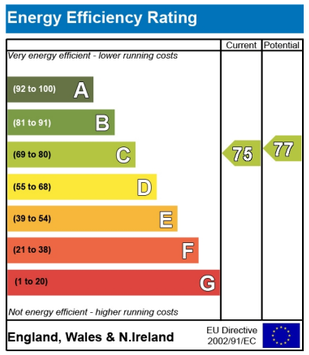

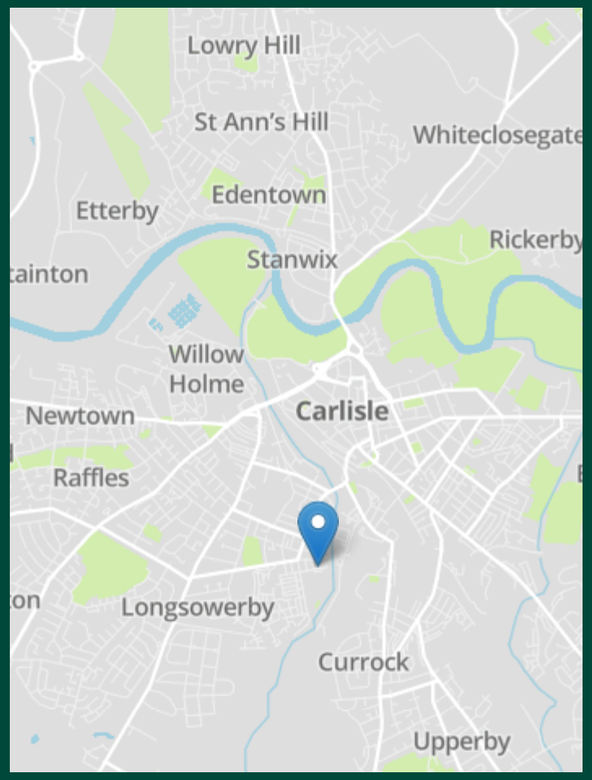

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PFK

Guide Price: £70,000

Flat 1 South Vale Court, East Dale Street, Carlisle, CA2 5JZ

- Ground floor flat
- Popular location
- Two bedrooms
- Buy to let opportunity
- Off street parking
- EPC rating C

01228 558 666
carlisle@pfk.co.uk
www.pfk.co.uk

LOCATION

Denton Holme has a range of local amenities including shops and school and has easy access to the city centre and local countryside. Denton Holme is designated as an Urban Village.

PROPERTY DESCRIPTION

Two bedroom ground floor flat in the urban village of Denton Holme. Recently update dated kitchen and bathroom. Allocated parking to the rear. The property is currently rented on a 6 month contract from February 2021 for £450 pcm.

ACCOMMODATION

Vestibule

Accessed via a communal entrance door. With radiator, door to hallway.

Entrance Hall

Built in cupboard housing the fusebox, doors to all rooms.

Open Plan Living/Dining Room

5.31m x 4.54m (17' 5" x 14' 11") (Max overall measurements) Front aspect reception room with dado rail, two radiators, open access into kitchen.

Kitchen

3.03m x 2.98m (9' 11" x 9' 9") Fitted with a range of high gloss wall, base and drawer units with complementary work surfaces and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric oven with electric hob and extractor over, space and plumbing for washing machine, space for fridge freezer, wall mounted Baxi combi boiler (housed in a wall unit) , window to rear aspect.

Bedroom 1

3.92m x 3.22m (12' 10" x 10' 7") (max measurements) Front aspect double bedroom with radiator, and built in wardrobe.

Bedroom 2

2.37m x 2.55m (7' 9" x 8' 4") Front aspect single bedroom with radiator and built in wardrobe.

Bathroom

Fitted with three piece suite comprising bath with mains shower over and pedestal wash hand basin, part panelled walls, chrome heated towel rail , extractor fan.

WC

Fitted with WC, wash hand basin and extractor fan.

EXTERNALLY

To the rear there is allocated parking.

ADDITIONAL INFORMATION

Leasehold Information

The lease was issued in 1991 and has 69 years remaining to run. There is an annual ground rent of £50.00 payable on the property, with additional service charges being applied throughout the year, dependent on the maintenance work required. We understand that charges per flat for the last 3 years have amounted to approx. £950 (over the 3 year period).

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2019 was £212.71; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: From Carlisle City centre head south west towards Denton Holme. Follow Denton Street towards the Denton Holme Bay, take the left hand turn onto East Dale Street and South Vale Court is located on the left handside.