Cumbrian
PROPERTIES

22 Caldew Maltings, Caldewgate, Carlisle

Price Region £80,000

EPC-D

Second floor apartment | Close to city centre
Open plan living | 2 bedrooms | 2 bathrooms
Maintained gardens | Allocated parking space

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB
www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 22 CALDEW MALTINGS, CALDEWGATE, CARLISLE

Ideally suited to the first time buyer or as a buy to let investment opportunity, a spacious two bedroom, two bathroom second floor apartment. Located in this popular development within easy walking distance of the city centre with the benefit of balcony, UPVC triple glazing and electric heating. The accommodation, which does require some modernisation, briefly comprises secure communal entrance with staircase to second floor, private entrance hall, (30'9 x 18') open plan living/dining kitchen complete with patio doors to balcony, Master Bedroom with en-suite shower room and French doors to balcony, further bedroom and family bathroom. Well maintained communal gardens and one allocated off road parking space. Situated close to a range of local amenities including Sainsburys supermarket and the Cumberland Infirmary. Sold with the benefit of no onward chain.

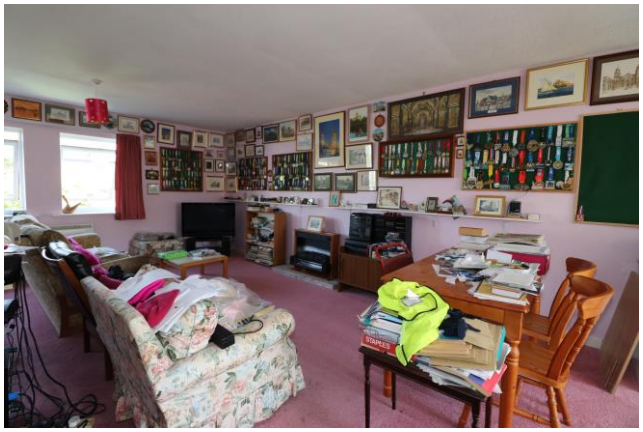
The UPVC triple glazed and electric heated accommodation with approximate measurements briefly comprises:

Entrance via secure communal entrance with staircase to the second floor.
SECOND FLOOR LANDING With private door to apartment.

VESTIBULE Door to entrance hall

ENTRANCE HALL Loft access, intercom telephone entry system and doors to dining lounge/ kitchen, bedrooms and bathroom.

OPEN PLAN DINING LOUNGE / KITCHEN (30'9 max x 18' max)
Kitchen– Fitted with a range of wall and base units, complementary worksurfaces, tiled splashback and a 1.5 bowl stainless steel sink unit with drainer and mixer tap. Four ring electric hob with extractor above and electric oven below. Plumbing for washing machine, space for tumble dryer and under counter fridge or freezer. Space for free standing fridge/freezer, tile effect flooring and two UPVC triple glazed windows to the front.
Dining Lounge - Two UPVC triple glazed windows to the rear elevation, wooden double glazed door to balcony, two night storage radiators and electric fire set on a marble hearth.



OPEN PLAN DINING LOUNGE/KITCHEN

3/ 22 CALDEW MALTINGS, CALDEWGATE, CARLISLE

BALCONY With wrought iron railings, accessed via the lounge and bedroom 1, providing an excellent seating area for alfresco dining.

BALCONY

BEDROOM 1 (15' max x 13'10) Wooden double glazed French doors to balcony. Electric panel heater and door to en-suite

EN-SUITE SHOWER ROOM A white three piece suite comprising electric shower walk-in cubicle, low level WC and wash hand basin. Part tiled walls, tile effect vinyl flooring and airing cupboard.

MASTER BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM 2 (9'7 x 9'3) UPVC triple glazed window to the front and wall mounted electric heater.

BATHROOM A three piece suite in white comprising panelled bath, low level WC and wash hand basin. Part tiled walls, tile effect vinyl flooring and wall mounted electric heater.

BATHROOM

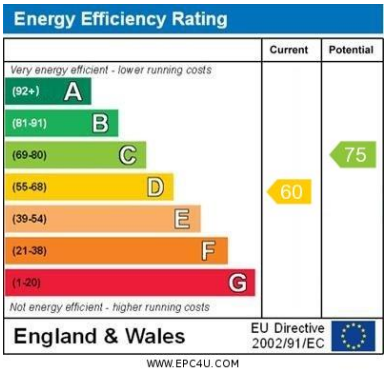
4/ 22 CALDEW MALTINGS, CALDEWGATE, CARLISLE

OUTSIDE Maintained communal gardens and one allocated off road parking space.

ALLOCATED PARKING

COUNCIL TAX BAND We are informed the property is in tax band C

TENURE Leasehold – 999 year lease.

SERVICES Mains water and electricity are connected.

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940