

Cumbrian Properties

9 Scalesceugh Hall, Carleton



Price Region £185,000

EPC-B

First floor apartment | High specification
1 reception room | 1 bedroom | Shower room
Vast communal gardens | Grand historic building

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This one bedroom, first floor, high specification, apartment is situated within a grand historic building with vast communal gardens, lift and staircase access and is available exclusively to residents over the age of 55. The accommodation briefly comprises 25' lounge, kitchen with integrated appliances, double bedroom with built-in wardrobes providing an abundance of storage, and fully tiled modern shower room. The property also benefits from underfloor heating powered by a heat pump, cinema room and communal area for reading, board games and general socialising.

The accommodation with approximate measurements briefly comprises:

Communal entrance with ramp and intercom entry system. Staircase and lift to the first floor with private front door into lounge.



COMMUNAL ENTRANCE



COMMUNAL HALL

LOUNGE (25' x 11'8) Wooden flooring, three double glazed sash windows to the side and coving to the ceiling. Sliding doors to the kitchen, doors to bedroom and shower room.



LOUNGE

KITCHEN (13'9 x 12'9) Fitted kitchen double glazed sash windows to the side, wooden flooring, four ring induction hob with extractor hood above, eye-level oven, grill and microwave, integrated fridge freezer, integrated slimline dishwasher and sink with mixer tap.

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KITCHEN

BEDROOM (14'9 x 8'6) Two double glazed sash windows to the side, coving to the ceiling, three fitted wardrobes and fitted dressing table.



BEDROOM

SHOWER ROOM (7'5 x 6'6) Walk-in shower with rainfall shower head and shower attachment, WC with concealed cistern and wash hand basin. Fully tiled walls, tiled flooring, built-in storage cupboards and drawers, and electric heated towel rail.



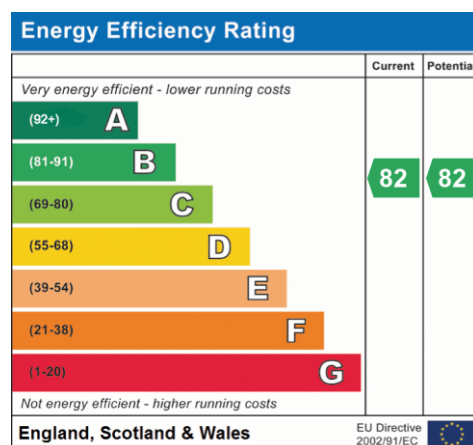
SHOWER ROOM

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TENURE We are informed the tenure is Leasehold (900 years +)
Service charge tbc. Ground rent £1.00 per annum.

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.



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