

Cumbrian Properties

31 Milbourne Court, Denton Holme



Price Region £180,000

EPC-

Fourth floor apartment | Views across the city
Dining lounge | 2 bedrooms | 2 bathrooms
Communal gardens and secure parking | Lift access

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A well presented modern fourth floor apartment with two double bedrooms, two bathrooms, secure garage parking and stunning views towards Carlisle cathedral and the historic quarter. The double glazed and electric heated accommodation, with excellent storage facilities, briefly comprises of dining lounge with French doors to a Juliette balcony with views over the city to Carlisle cathedral, a modern kitchen with integrated appliances, two double bedrooms both with fitted wardrobes and an en-suite shower room to the Master, and a three piece family bathroom. The communal areas are well maintained and offer lift access to the top floor as well as to the basement level where there is allocated parking within a secure garage and access to the pretty communal gardens. Situated within close proximity to the city centre, local supermarkets less than 5 minute walk away and with easy access to the train station, the property would suit those looking for low maintenance accommodation close to amenities. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

A fourth floor apartment with lift access and door to entrance hall.

ENTRANCE HALL Doors to dining lounge, kitchen, two double bedrooms and bathroom. Built in storage cupboard, cupboard housing the water heater, radiator, coving to ceiling and loft access.



ENTRANCE HALL

DINING LOUNGE (22' x 17') Double glazed windows and double glazed French doors opening onto the Juliette balcony with fantastic views over to the cathedral and castle. Radiator, coving to ceiling and telephone intercom system.



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DINING LOUNGE

BEDROOM 1 (15'8 x 13'6) A range of fitted wardrobes, radiator, coving to ceiling and double glazed windows with fantastic views over the city. Door to the en-suite.



BEDROOM 1

EN-SUITE (6'5 x 5'10) Three piece suite comprising of shower cubicle, wash hand basin and WC. Spotlights to ceiling and heated towel rail.



EN-SUITE TO BEDROOM 1

BEDROOM 2 (17'7 max x 9'2 max) Fitted wardrobes, double glazed window, radiator and coving to ceiling.

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BEDROOM 2

BATHROOM (7'8 x 6') Three piece suite comprising of shower over panelled bath, vanity unit wash hand basin and WC. Part tiled walls, spotlights to ceiling and heated towel rail.



BATHROOM

KITCHEN (10'3 x 8') Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, integrated fridge, freezer, pull out larder and washing machine. Wood effect worksurfaces, radiator, a 1.5 bowl stainless steel sink with mixer tap, wood effect flooring and double glazed window with views across the city.



KITCHEN

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OUTSIDE Externally there is the use of maintained communal gardens and generous parking space within the secure shared garage with electric door.



COMMUNAL ENTRANCE HALL



COMMUNAL GARDENS



SECURE GARAGE



VIEW

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TENURE We are informed the tenure is Leasehold – Service charge £146.27 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.



EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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