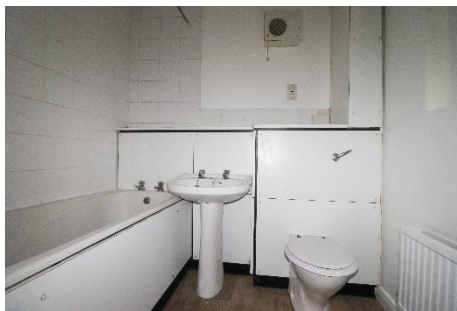


# Cumbrian Properties

## 18 Hodgsons Court, Scotch Street



**Price Region £45,000**

**EPC-C**

First floor studio apartment | City centre location  
Open plan lounge/kitchen/bedroom | Office/study | 1 bathroom  
Low maintenance | Ideal buy to let

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## 2/ 18 HODGSONS COURT, SCOTCH STREET, CARLISLE

This double glazed and gas central heated, low maintenance, first floor studio apartment is situated in an ideal, convenient location in the city centre with views over the town hall. Ideally suited to those looking for low maintenance living or a buy to let investment the property is a quite literally a stones throw to Costa for your morning coffee and a 5 minute walk to the railway station, Carlisle Cathedral & Castle. Comprising of entrance hall with fitted storage, open plan lounge/kitchen/bedroom overlooking the city centre, a separate office/study which was formerly the kitchen that could be easily reinstated and a three piece bathroom. The property also benefits from well maintained communal areas with external storage facilities and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Secure intercom entry system, built-in storage, wood effect flooring, radiator, doors to bathroom and open plan lounge/kitchen.



ENTRANCE HALL

### **OPEN PLAN LOUNGE/KITCHEN/BEDROOM (16' x 10'9)**

**LOUNGE AREA** Two double glazed windows overlooking the town centre, coal effect gas fire, wood effect flooring, two radiators and door to office/study.

**KITCHEN AREA** Fitted kitchen area incorporating plumbing for washing machine and sink unit with mixer tap.



LOUNGE AREA



3/ 18 HODGSONS COURT, SCOTCH STREET, CARLISLE



KITCHEN AREA

**OFFICE/STUDY (7'5 x 7')** Formerly the kitchen and could be reinstated to provide a separate kitchen with space for a freestanding cooker and plumbing for a washing machine.



OFFICE/STUDY

**BATHROOM (6'6 x 5'9)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Radiator, frosted glazed window and wood effect flooring.



BATHROOM

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COMMUNAL AREA



VIEW

**TENURE** We are informed the tenure is Leasehold  
Service Charge payable of £790.79 per annum.

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

**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.

