

# Cumbrian Properties

3 Reiver Place, Kingstown



Price Region £255,000

EPC-D

Ground floor apartment | North of the river Eden  
1 reception room | 3 bedrooms | 2 bathrooms  
Low maintenance garden | Parking & garage

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## 2/ 3 REIVER PLACE, KINGSTOWN, CARLISLE

A three bedroom, two bathroom ground floor apartment situated in a popular residential area to the north of the river Eden with private garden, parking space and single garage. The spacious accommodation briefly comprises entrance hall, lounge with French doors leading out to the rear patio, dining kitchen, two double bedrooms, en-suite shower room to Master, single bedroom and bathroom. The property also benefits from a low maintenance paved garden, off street parking space and single garage.

The accommodation with approximate measurements briefly comprises:

**Communal entrance with private front door into entrance hall.**



COMMUNAL ENTRANCE

**ENTRANCE HALL (17'7 x 10'7)** Wood effect laminate flooring, two spacious storage cupboards – one housing the hot water tank, and secure telephone entry system. Doors to lounge, bedrooms and family bathroom.

**LOUNGE (16'7 x 13')** Wood effect laminate flooring, coving to the ceiling, UPVC double glazed French doors to the rear and door to dining kitchen.



LOUNGE

**DINING KITCHEN (14' x 11'4)** Fitted kitchen incorporating an eye-level oven and grill, four ring electric hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine and integrated fridge freezer. UPVC double glazed window to the side and wood effect laminate flooring.

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DINING KITCHEN

**BEDROOM 1 (20'9 x 10'7)** Wood effect laminate flooring, UPVC double glazed window to the side and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (6'7 x 5')** Three piece suite comprising WC, wash hand basin and walk-in shower. Wood effect laminate flooring and fully tiled walls.



EN-SUITE SHOWER ROOM



FAMILY BATHROOM

**FAMILY BATHROOM (8'5 x 5'8)** Three piece suite comprising shower above bath, wash hand basin and WC. Wood effect laminate flooring and heated towel rail.



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**BEDROOM 2 (14' x 9'3)** Wood effect laminate flooring, UPVC double glazed window to the rear and fitted wardrobes with sliding doors.



BEDROOM 2

**BEDROOM 3 (14' x 7')** Wood effect laminate flooring and UPVC double glazed window to the rear.

**OUTSIDE** Laid flag stone and shillies with floral borders, external sockets and water tap. A gate leads around the side of the property to the single garage and allocated parking which can also be accessed via an electric barrier opened by a key fob.

**SINGLE GARAGE (19'3 x 9')** Light, power and shelving.



GARDEN

**TENURE** We are informed the tenure is Leasehold – terms to be confirmed

**COUNCIL TAX** We are informed the property is 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.

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our Carlisle office

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**255**

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we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
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