

Cumbrian Properties

Flat 9, St Gabriel's Court, Carlisle



Price Region £155,000

EPC-

Second floor flat | Walking distance to city centre
1 reception room | 1 bedroom | Shower room
Allocated & permit parking | Basement storage

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This one bedroom, second floor flat, situated within walking distance of the city centre briefly comprises secure communal entrance with lift and staircase access to the second floor entrance hall, shower room, spacious bedroom with good size built-in wardrobe, dining kitchen and lounge. The flat also benefits from allocated parking, on-street permit parking and a "cage" storage unit in the basement of the property.

The double glazed and gas central heated accommodation with approximate measurements briefly comprises:

Secure communal door with intercom system into the communal hall with staircase and lift to the second floor flat with private entrance door into the entrance hall.



COMMUNAL ENTRANCE



SECOND FLOOR LANDING

ENTRANCE HALL Storage cupboard with light housing the consumer unit. Doors to shower room, bedroom, dining kitchen and lounge.



ENTRANCE HALL

SHOWER ROOM (6'4 x 6'4) Three piece suite comprising walk-in shower with aqua-panelled splashbacks, vanity unit wash hand basin and WC with concealed cistern. Fully tiled walls, panelled ceiling and chrome towel rail radiator.

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SHOWER ROOM

BEDROOM (14' x 10') Radiator, built-in wardrobe, double glazed window and coving to the ceiling.



BEDROOM

DINING KITCHEN (16' x 8'5) Fitted kitchen incorporating four ring gas hob with extractor hood above and electric oven below, plumbing for washing machine, cupboard housing the Worcester boiler, one and a half bowl stainless steel sink unit, double glazed window, radiator, coving to the ceiling, loft access and wood effect laminate flooring.



DINING KITCHEN

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LOUNGE (15'5 x 15'3) Double glazed window to the front, radiator and coving to the ceiling.



LOUNGE

OUTSIDE Allocated parking space to the rear of the property and a “cage” storage unit in the basement.

TENURE Leasehold. 200 year lease from 1st December 1986. Maintenance charges payable to St Gabriel's Court Ltd of £1,223.50 per annum, payable in two instalments every 6 months.

COUNCIL TAX We are informed the property is 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.

EPC TO FOLLOW