

# Cumbrian Properties

103 Lowry Gardens, Lowry Hill



**Price Region £112,000**

**EPC-D**

Ground floor apartment | No onward chain  
1 reception room | 2 double bedrooms | 2 bathrooms  
Private courtyard garden | Allocated parking

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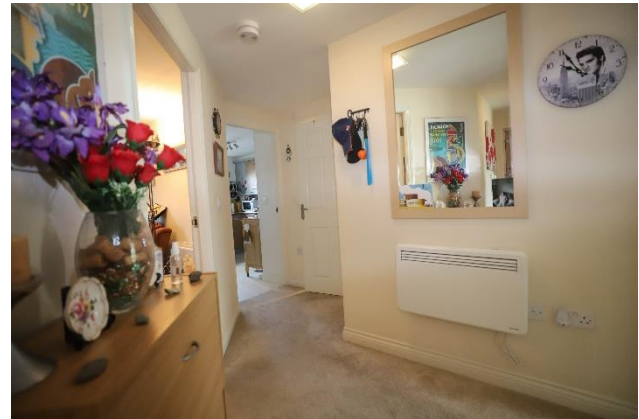
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## 2/ 103 LOWRY GARDENS, LOWRY HILL, CARLISLE

Sold with the benefit of no onward chain, this two double bedroom, ground floor apartment situated in the popular development of Lowry Gardens to the north of the River Eden. The rare aspect of this apartment is that the master bedroom benefits from an en-suite bathroom and French doors providing access to a private patio garden area. The accommodation also comprises dining lounge, modern kitchen, additional double bedroom, family bathroom and two built-in storage cupboards. There is private allocated parking as well as communal gardens and the private patio garden. The apartment is situated directly behind an allotment making it feel spacious and not overlooked. Ideally suited to the first time buyer or an investor looking for an easy to rent property. Close proximity to local supermarkets, the city centre and junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Intercom entry system, electric heater and built-in storage cupboards – one housing the hot water tank. Doors to bedrooms, dining lounge, kitchen and bathroom.



ENTRANCE HALL

**BEDROOM 1 (12' x 9')** Double glazed French doors to the private patio/courtyard garden, electric heater and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (8'3 x 4'6)** Three piece suite comprising shower cubicle, wash hand basin and WC. White towel rail and extractor fan.

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EN-SUITE TO BEDROOM 1

**BEDROOM 2 (11'9 x 9')** Double glazed window to the rear with views over the allotments.



BEDROOM 2

**DINING LOUNGE (20'3 x 10'7)** Double glazed bay window to the front and electric heater.



DINING LOUNGE

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**KITCHEN (9' x 8'7)** Fitted kitchen incorporating built-in stainless steel oven with four ring electric hob and extractor hood above, stainless steel sink unit, space for fridge freezer, plumbing for washing machine and double glazed window to the front.



KITCHEN

**FAMILY BATHROOM (6' x 5'6)** Three piece suite comprising handheld shower from a mixer tap above the bath, wash hand basin and WC. Chrome towel rail.



BATHROOM

**OUTSIDE** Communal gardens and private patio garden.



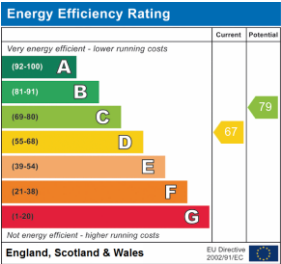
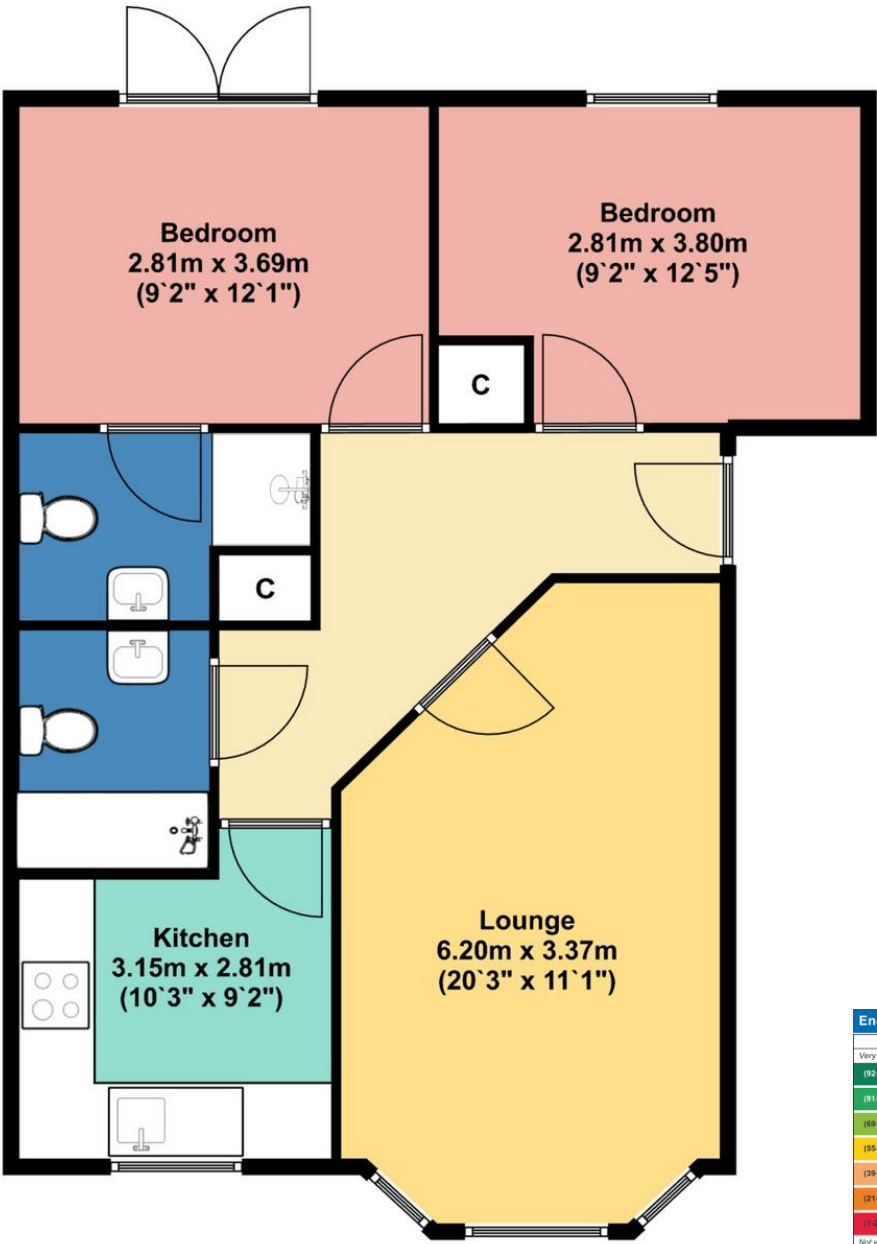
PRIVATE PATIO AREA



COMMUNAL GARDENS AND VIEW

**TENURE** We are informed the tenure is Leasehold. 85 years remaining. Ground Rent £245 per annum. Service charge £108 pcm.

**COUNCIL TAX** To be confirmed by the vendor.



**Floor Space**  
**Approx 66.00 Sq meters (710.00 Sq feet).**

**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.