

# Cumbrian Properties

Apt 1, Thurnams House, St Pauls Square



Price Region £188,500

EPC- C

Corner apartment | City centre location  
1 reception room | 2 bedrooms | 2 bathrooms  
Immaculately presented | Allocated parking space

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## 2/ APARTMENT 1, THURNAMS HOUSE, ST PAULS SQUARE, CARLISLE

An excellent opportunity to purchase an immaculately presented corner apartment situated close to the centre of Carlisle with views over St Paul's Church, this was the original show flat. The property briefly comprises of an entrance into hallway. The lounge is spacious and bright with dual aspect windows. A beautiful Thwaite Holme kitchen with integrated appliances. The apartment also boasts a master double bedroom with En-suite shower room and also a second single bedroom. The immaculate bathroom suite has a roll top bath. The apartment also has a parking space and intercom entry system and is served by a lift. Viewing of the Apartment is absolutely essential to fully appreciate the accommodation and location on offer.

The accommodation with approximate measurements briefly comprises:

Communal Entrance - Door from the side with intercom system, leading into carpeted communal hall, with personal letter boxes.  
Stairs or lift leading to apartment.

**HALLWAY - 3.858 x 3.427 (12'7" x 11'2")** - Enter via solid oak wood door, carpet flooring, one radiator, intercoms system, modern brass chandelier and large walking storage cupboard.



HALLWAY

**KITCHEN DINER - 3.697 x 3.540 (12'1" x 11'7")** - Thwaites fitted kitchen with ample wall and base units, complimentary worktop, built in fridge, freezer, washing machine, microwave, brand new induction hob, oven and extractor fan. Ample space for dining, with two large sash windows with fitted blinds and a lovely view onto the church, vinyl flooring, one radiator and modern polished chrome chandelier.



KITCHEN DINER



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**LOUNGE - 5.893 x 4.714 (19'4" x 15'5")** - Double aspect lounge which allows for lots of light and great views of the street and church. Five sash windows with decorative Roman blinds, carpet flooring, two radiators, electric fire and surround. Decorative chrome chandelier, picture rail and coving to ceiling.



LOUNGE

**BEDROOM 1 - 5.890 x 4.722 (19'3" x 15'5")** - Master double bedroom, carpet flooring, three sash windows with decorative Roman blinds and two radiators. Modern brass chandelier, picture rail and coving to ceiling.



BEDROOM 1

**EN-SUITE - 2.139 x 1.802 (7'0" x 5'10" )** - Neutrally fully tiled flooring and walls with decorative mosaic, built in vanity unit with WC and wash hand basin. Corner shower unit with mains shower, tall towel radiator and spotlighting to ceiling.



EN-SUITE

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**BEDROOM 2 - 3.450 x 2.269 (11'3" x 7'5")** - Single bedroom, carpet flooring, one radiator and one sash window with decorative Roman blind. Brass chandelier and coving to ceiling. Storage cupboard housing Ferroli boiler which has been regularly serviced.



BEDROOM 2

**BATHROOM - 1.975 x 2.796 (6'5" x 9'2")** - Neutrally fully tiled flooring and walls with decorative mosaic, roll top claw bath with shower fitment, wash hand basin and WC. Decorative radiator and spotlighting to ceiling.



BATHROOM

**OUTSIDE** Allocated parking space for one car. Ground floor storage unit.



VIEW TO FRONT



ALLOCATED PARKING

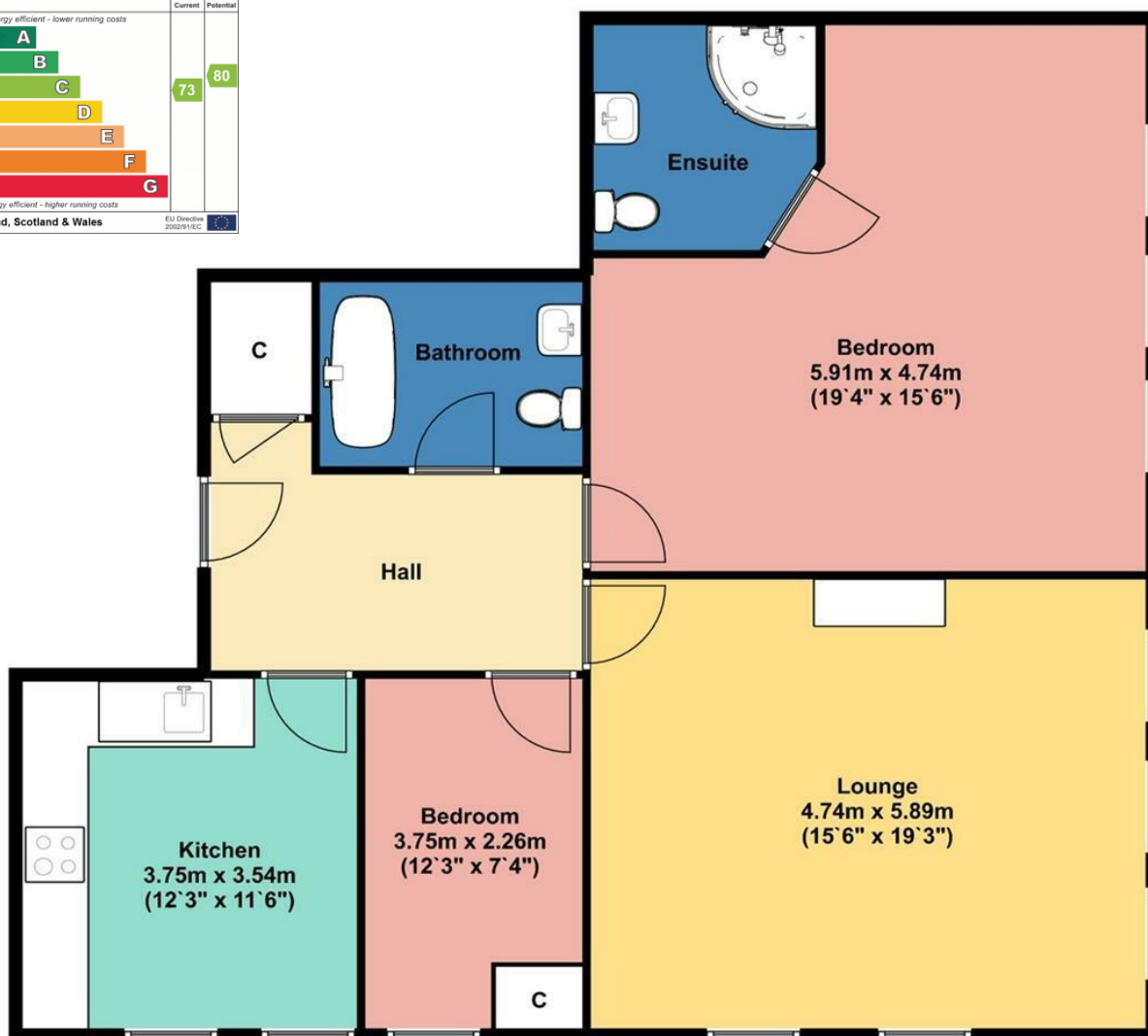
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**TENURE** We are informed the tenure is Leasehold – 125 years from Dec 2009. Service fee is £113.01 pcm which includes cleaning of communal areas, window cleaning, outside cleaning/weeding, lift service, fire alarm checks and building insurance. Ground rent £125.00 per annum.

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

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor Space**  
**Approx 94.00 Sq meters (1012.00 Sq feet).**



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more than

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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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