

Cumbrian Properties

22 Willowbank, Carlisle



Price Region £85,000

EPC-D

Second floor apartment | Convenient location
Open plan living | 1 bedroom | 1 bathroom
Ideal FTB/BTL opportunity | Secure communal garage

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2/ 22 WILLOWBANK, WILLOWHOLME ROAD, CARLISLE

This immaculately presented one bedroom studio apartment has secure garage parking and is situated in a convenient location just a short walk to the city centre. Situated on the second floor, the property is double glazed and electrically heated and comprises of a spacious open plan dining lounge and kitchen, with Velux windows flooding the room with natural light. There is a ground floor three piece bathroom with fitted storage and a mezzanine level bedroom area with fitted eaves storage. Further benefitting from secure entry intercom system and garage parking within a secure communal garage, the property would suit those looking for low maintenance accommodation close to amenities with local supermarkets and bus stops on your doorstep and the city centre just a ten minute walk through Carlisle's historic quarter, the property would make an ideal first time buy or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the open-plan lounge and kitchen.

LOUNGE (19'3 x 17'8) Four double glazed Velux windows, two electric heaters, open staircase to the first floor bedroom and door leading to the bathroom.



LOUNGE

KITCHEN (15'5 x 7'8) Fitted kitchen incorporating electric oven and four burner hob with extractor hood above, plumbing and space for washing machine, sink with mixer tap, tiled splashbacks. Double glazed Velux window and wood effect flooring.



KITCHEN

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BATHROOM (7' x 5'7) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Cupboard housing water cylinder, brick effect tile splashbacks, tile effect flooring and heated towel rail.



BATHROOM

FIRST FLOOR

MEZZANINE BEDROOM (15' to the under eaves x 11') Double glazed Velux window, built-in eaves storage and electric heater.



MEZZANINE BEDROOM

OUTSIDE The property benefits from off-street parking within secure communal garage.

TENURE We are informed the tenure is Leasehold. 101 years left.

SERVICE CHARGE £276 per quarter.

COUNCIL TAX We are informed the property is 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.

