

Cumbrian Properties

61 Higginson Mill, Carlisle



Price Region £115,000

EPC-D

Third floor apartment | Immaculately presented
Open plan dining lounge/kitchen | 1 bedroom | 1 bathroom
Communal garage & gardens | City views

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A stunning, third floor, lift serviced, one bedroom apartment with city views and garage parking. The apartment is immaculately presented with a contemporary feel throughout and has the added benefit of gas central heating. A spacious entrance hall, with a good size built-in cupboard, welcomes you and leads to the 26'9 dining lounge with feature exposed brick walls and high ceilings offering a fantastic living and dining space leading to the modern kitchen with integrated appliances. The double bedroom, with high ceiling, has a light airy feel with fantastic views across the city. A recently installed, modern, four piece bathroom in black and white tones completes the apartment. Externally, the property has an allocated parking space within a secure garage, plenty of visitor parking spaces as well as use of the well-maintained communal gardens. The Mills development is extremely popular and is well-located for local amenities, the city centre and beautiful riverside walks.

The accommodation with approximate measurements briefly comprises:

Front door into spacious entrance hall.

ENTRANCE HALL (14'8 x 8') Doors to open plan dining lounge/kitchen, bedroom and bathroom. Storage cupboard and radiator.



ENTRANCE HALL

DINING LOUNGE (26'9 x 16'6) Double glazed windows to the front with views over the city, two radiators, feature exposed brick walls and opening to the kitchen.



DINING LOUNGE

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DINING LOUNGE

KITCHEN (10' x 10') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, integrated washer dryer, sink unit with mixer tap, breakfast bar, radiator, feature exposed brick wall, spotlights and main light with automatic sensor, wooden worksurfaces and wood effect flooring.



KITCHEN

BEDROOM (18' x 9') Double glazed windows to the front, exposed brick wall and radiator.



BEDROOM 1

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BATHROOM (12' x 6') Four piece suite comprising fully boarded walk-in shower unit, panelled bath, WC and vanity unit wash hand basin. Wood effect flooring, panelled ceiling with spotlights, heated towel rail and boarded splashbacks.



BATHROOM

OUTSIDE Parking space within the communal garage and use of the well-maintained, communal gardens.

TENURE We are informed the tenure is Leasehold. Service charge is approx. £145 pcm.

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.

