



Milbourne Street | | Carlisle | CA2 5XF

Guide Price £550,000



**david britton**  
ESTATES

## Key features

- Investment opportunity
- Currently rented out as a student let.
- Separated into two apartments
- 10 bedrooms
- Spacious accommodation
- Beer garden
- Pool/games room
- Off Street parking

## Description

INVESTMENT OPPORTUNITY! This ten bedroom property offers exceptional return on investment, currently with a long term tenant, giving a 9% return on investment. It has been developed from a historical public house and retains many of the original pub features.

This property offers spacious accommodation and is situated in a great location close to local amenities including 3 supermarkets, café and local pub and only a 10 minute walk into Carlisle city centre. Externally the property offers great outdoor space with having a communal beer garden which is a private decked area. The property also has off road parking and secure bike storage. This property is a fantastic investment opportunity

## Directions





# Floor plans

Ground Floor



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



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