



City Centre Apartment

Three Bedrooms

Period Features & Modern Touches

Large Attic Bedroom

Transport Hubs Close By

Council Tax Band 'A'



63 Warwick Road
Carlisle, CA1 1EB

Monthly Rental Of
£700

City Centre 3 bed apartment with period features and a luxurious feel. Located at the city centre end of Warwick Road there are a host of amenities within short walking distance as you would expect including bus and train stations, parks, shopping areas and food outlets. The spacious accommodation is across the first and second floors of the building and briefly comprises: Entrance with feature tiled floor and stairs to half landing. From the half landing is an inner hallway with modern laminate flooring. Kitchen / Diner with a range of appliances, contemporary bathroom featuring bath with a shower over. The main landing offers some storage space and access to the remaining rooms. The Living Room is spacious with ornamental feature fireplace. Bedroom 1 is a double bedroom, Bedroom 2 is a good sized single. Bedroom 3 is on the second floor across the length of the building providing space for sleeping, relaxing, working and storage.

Entrance 11' 4" x 3' 0" (3.46m x 0.91m)

Private entrance to the apartment via glazed internal door with feature period tiled floor. Stairs to first floor landing.

Landing 9' 1" x 7' 3" (2.78m x 2.21m)

a good sized landing with space for storage. Internal doors to Bedroom 1, Bedroom 2, Living Room and stairs to Bedroom 3.

Inner Hallway 27' 1" x 2' 4" (8.26m x 0.72m)

accessed from the half landing on the first floor, this hallway has internal doors to Kitchen/Diner and Bathroom. Laminate flooring.

Living Room 16' 0" x 13' 7" (4.88m x 4.13m)

spacious Living Room overlooking Warwick Road featuring ornamental fireplace with modern laminate flooring.

Kitchen/Diner 12' 9" x 8' 10" (3.89m x 2.70m)

fitted kitchen with a range of floor and wall units. Complimentary worktops. Electric cooker with stainless steel extractor overhead. Fridge, freezer. Washing machine. Modern laminate flooring. Space for dining table and chairs.

Bedroom 1 13' 5" x 13' 1" (4.09m x 3.98m)

Double overlooking the rear of the property with modern laminate flooring. Walk-in storage cupboard

Bedroom 2 16' 1" x 9' 0" (4.89m x 2.74m)

Good sized single bedroom overlooking the front of the property.

bedroom 3 21' 9" x 16' 4" (6.63m x 4.99m)

Spacious attic bedroom running the width of the property with feature pitched ceilings with painted beams. Space for sleeping as well as working or relaxing. Ample built-in storage. Laminate floor,

Bathroom 8' 8" x 6' 9" (2.64m x 2.07m)

High quality, modern bathroom with fully tiled walls and laminate flooring. Bath with shower over, glazed shower screen and sink on vanity unit. Towel radiator.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

