



**Hayward  
Tod**

**2 bedroom Apartment** | 2 The Gables | The Green | Wetheral | CA4 8ET  
**Guide Price £235,000**







A spacious two bed, one ensuite, garden apartment centrally located within the village enjoying a very pleasant aspect at the rear towards Wetheral church. Requiring some modernisation, the apartment offers plenty of potential.

#### APPROXIMATE DISTANCES IN MILES

M6 junction 42 - 2.6 | Central Carlisle - 4.8 | Lake District - Ullswater - 22.7 | Newcastle International Airport - 52.8

#### ACCOMMODATION SUMMARY

External steps down to ground floor | Communal entrance lobby shared with one other | Hall | Generous sitting/dining room with extensive glazing and beautiful aspect | Fitted kitchen | Double bedroom one with ensuite shower room | Double bedroom two | Bathroom | Two private patios | Communal gardens | Council tax band D | Energy Performance rating D | All mains services | Gas central heating | Double glazing | Share of freehold | Service charge approx. £1,000 per annum

#### SITUATION AND DESCRIPTION

The property occupies a prime position within a purpose built block of four apartments on The Green at Wetheral. The setting is outstanding and the convenience of the location is superb. Wetheral is one of our regions most desirable villages and enjoys a superb range of local amenities including Fantails Restaurant, village shop and post office, coffee shop, public house and the Crown Hotel with its excellent public bar, restaurant and leisure club. The village also has the benefit of rail and bus services. Wetheral sits above the River Eden and there are pleasant river and countryside walks on the doorstep. The impressive Victorian viaduct which spans the river provides a pedestrian link between Wetheral and the village of Great Corby. The village is perfectly placed for access to

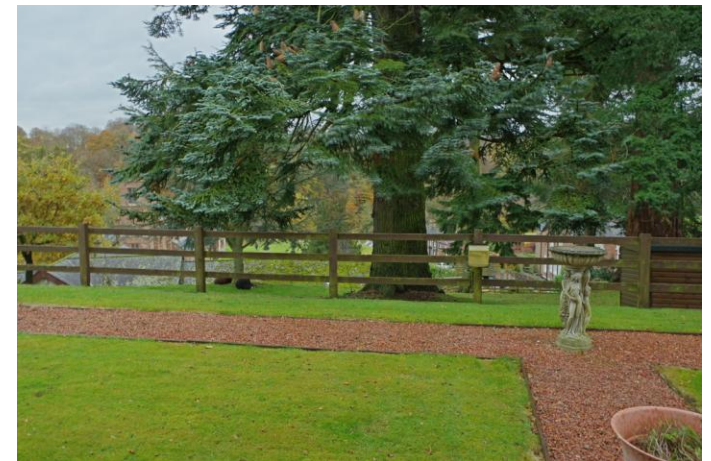
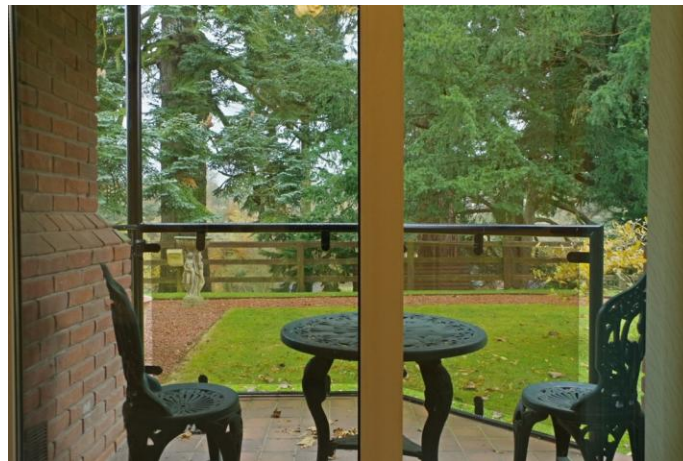




the surrounding areas of natural and historic interest which include the beautiful Eden Valley, Hadrian's Wall and the Lake District National Park.

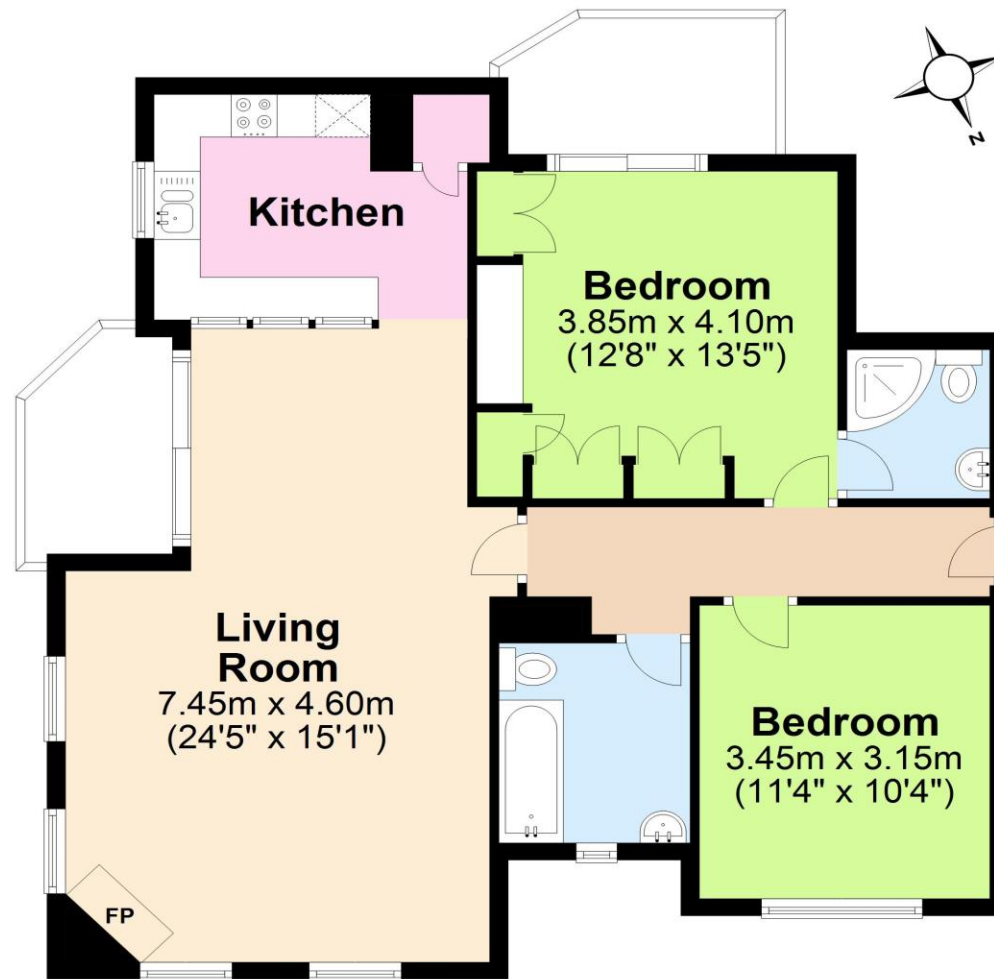
The apartment occupies a peaceful and delightful position and has access to the communal gardens and the elevated aspect. The living space is excellent and includes a well proportioned living/dining room with extensive glazing and double glazed patio doors provide access onto a private glazed patio and communal gardens. The living space opens into a fitted kitchen which also has the benefit of a view to the rear. The bedrooms are of a good size. The main bedroom has an extensive range of fitted bedroom furniture and enjoys access onto a private patio and the communal gardens. An ensuite shower room is provided. A second double bedroom has fitted shelves and wardrobes. The bathroom is fully tiled and has a coloured three piece suite and double glazed window.

The gardens and setting complement the property well. Access from The Green is via electric gates which serve both The Killoran and The Gables. An allocated parking space is provided plus parking for visitors. The package on offer is certainly appealing and any investment will reward.



# Ground Floor

Approx. 84.0 sq. metres (904.3 sq. feet)



## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.