



## Pennine View Close

Carlisle, CA1 3GW

£650 Per Calendar Month



A very well presented two bed ground floor apartment with new floors, carpets and all freshly painted ready for the next tenants. Located in a purpose development in Carleton Grange, approximately 2.4 miles south of the city centre, the accommodation comprises of an entrance vestibule, large living rooms with secure balcony, fitted and equipped kitchen, two double bedrooms (master ensuite), and a family bathroom.

Access to the building is via a secure access with intercom and the property is double glazed and electrically heated via the ceiling. The property comes with one allocated parking space and there are visitor spaces dotted around the development. Council Tax B and EPC E. This is a no smoking and no pets property.



### Entrance Vestibule

On entering the property you step into a small vestibule and a door leading to the living room.

### Kitchen

Open plan to the living room but nicely concealed, the kitchen comprises of a range of units at base and wall level and with integral appliances including a ceramic hob with extractor fan over, an electric oven and a one-and-a-half stainless steel sink and drainer. There is also a free standing fridge freezer. There is an option to be gifted the washing machine should you so require. There is also a breakfast bar for casual dining.

### Living Room

Fitted with new hard floors and with French doors leading out to a secure balcony, clean painted and plenty of space for a sofa, chairs, TV table and dining table.

### Bedroom One

A good sized double room with newly fitted carpets and with ample space for a double bed, bed side cabinets and wardrobe. Internal door leads to the ensuite.

### Ensuite

An ensuite shower room with a shower cubicle with a a thermostatic shower, pedestal wash-hand basin and WC.

### Bedroom Two

A second double bedroom with space for bed and wardrobe.

### Bathroom

Fitted with a three piece suite comprising of a bath with side panel, pedestal wash-hand basin and WC.

### Secure Entrance

The flat is accessed via a secure entrance leading into the hallway. The metre cupboards to the property are located here.

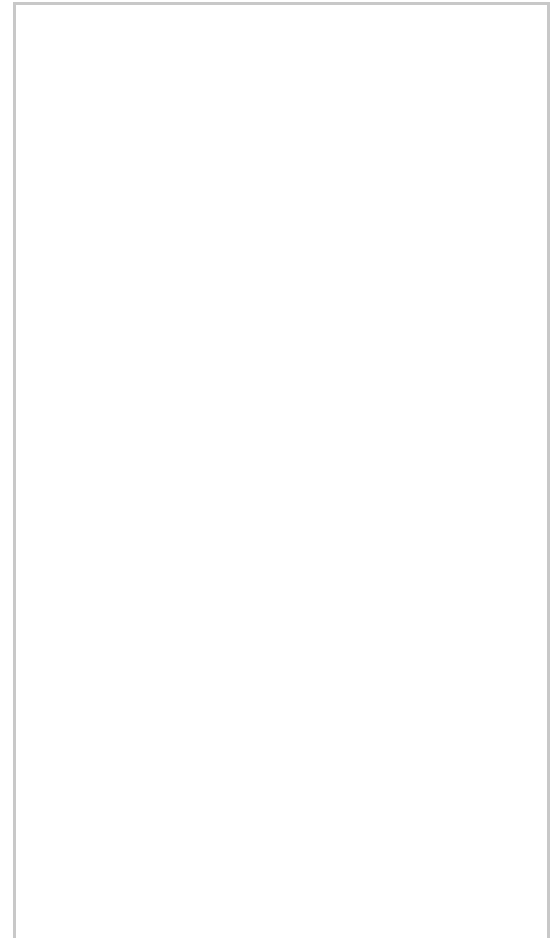
### Parking

The property comes with an allocated parking space opposite the flat and there are plenty of visitor parking dotted around the buildings

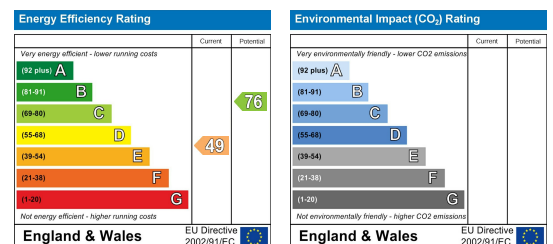
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com) <https://www.hunters.com>