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Apartment B, West Block, Shaddon Mill

Shaddongate, Carlisle, CA2 5WJ

Guide Price £195,000



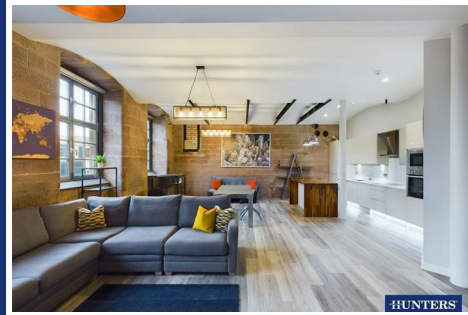
- No Onward Chain
- Immaculately Presented Throughout
- Two Double Bedrooms with Master En-Suite
- Secure Telecom Entry System
- Allocated Parking
- Beautifully Converted & Sought After 'Shaddonmill' Building
- Open Plan Living, Dining and Kitchen Area
- Luxurious Bathroom
- Underfloor Heating & Double Glazing
- EPC - C

Tel: 01228 584249

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This outstanding two double bedroom first floor apartment is located within the imposing and beautiful Shaddon Mill development, a stones throw from Carlisle City Centre. Converted in 2017, the apartment harmoniously blends a contemporary and high-specification interior yet retaining a wealth of the charming and characterful features of the existing building. Modern comforts including underfloor heating, secure telecom entry system, lift service and allocated parking complete the package. The apartment is being sold with no onward chain and is simply ready for the new owners to move straight in. Contact Hunters to schedule your viewing today!

The accommodation, which has underfloor heating and double glazing throughout, briefly comprises a communal entrance hall, hallway, open plan kitchen, dining & living room, two double bedrooms, master en-suite and family bathroom internally. Externally there is allocated parking within the carpark. EPC - C and Council Tax Band - C.

Shaddon Mill is located only five minutes walk away from Carlisle City Centre, which is easily accessible by car or bus also. Famous landmarks and attractions such as Carlisle Castle and Cathedral are all within a very short walk. Within the City Centre, there is an excellent array of conveniences including the lanes shopping centre, convenience stores, supermarkets and highly reputable bars and restaurants. The M6 motorway can be easily reached for commuting along with Carlisle train station, which has high speed rail links North and South via the West Coast mainline.

COMMUNAL ENTRANCE

Communal entrance door with a secure telecom entry system and lift services to all floors.

HALLWAY

Entrance door from the communal hallway, internal doors to the open plan kitchen, dining & living room, two bedrooms and bathroom, recessed spotlights, built-in cupboard housing the water tank and underfloor heating with individual room thermostat.

OPEN PLAN KITCHEN, DINING & LIVING ROOM

26'8" x 24'3" (8.13m x 7.39m)

Kitchen Area:

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, integrated microwave, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, space and plumbing for a washing machine and a central island incorporating drawer units and a breakfast bar seating area.

Living & Dining Area:

Feature exposed stonework wall with three 3/4 length feature double glazed windows and underfloor heating with individual room thermostat.

MASTER BEDROOM

18'0"x 8'11" (5.49mx 2.72m)

Feature exposed stonework wall with a 3/4 length feature double glazed window, internal door to the en-suite and underfloor heating with individual room thermostat.

MASTER EN-SUITE

8'6" x 5'6" (2.59m x 1.68m)

Three piece suite comprising a WC, wall-mounted vanity wash hand basin and a double shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, recessed spotlights, extractor fan and a chrome towel radiator.

BEDROOM TWO

13'10" x 8'10" (4.22m x 2.69m)

Feature exposed stonework wall with a 3/4 length

feature double glazed window and underfloor heating with individual room thermostat.

BATHROOM

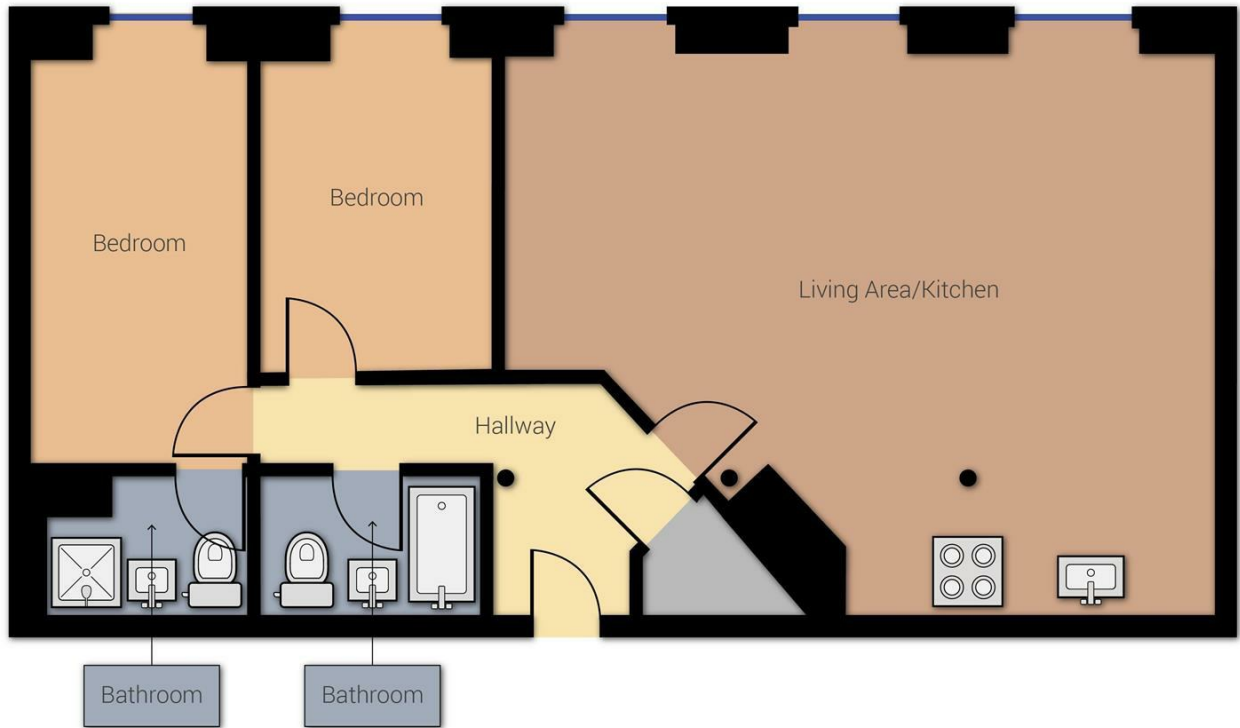
9'3" x 5'6" (2.82m x 1.68m)

Luxurious suite with panelled bath and mains shower over, vanity unit with sink unit, WC and heated towel rail.

PLEASE NOTE

Leasehold Title - 999 Years from 1 May 2005. An annual service charge of approximately £3002.16 per annum is payable for the upkeep of the communal areas.

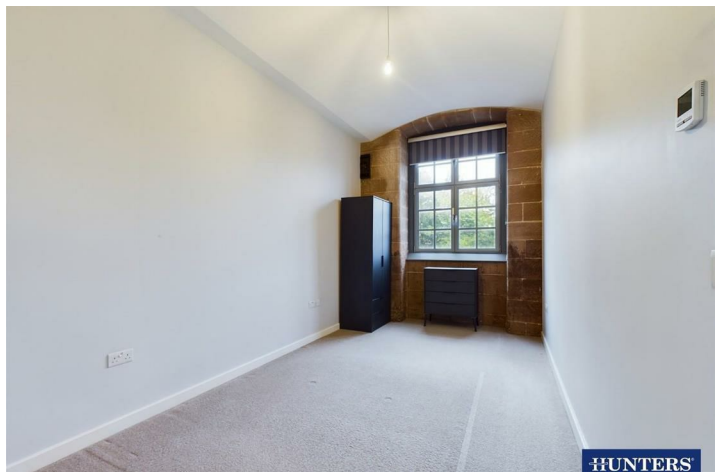
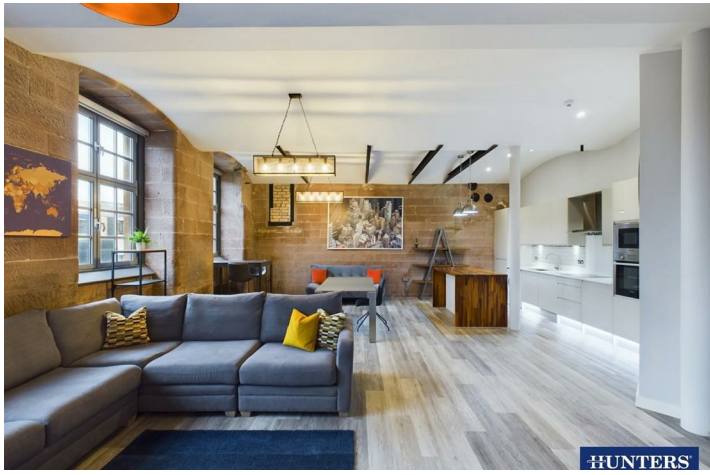
Floorplan



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

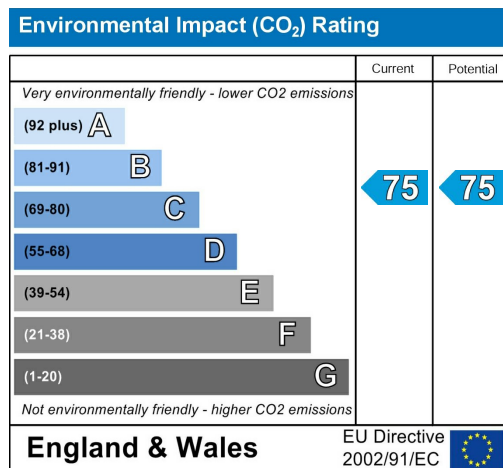
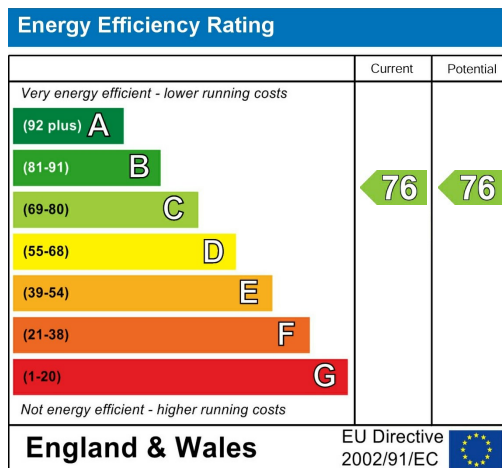
Powered by Giraffe360







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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.

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