



Pennine View Close, , Carlisle, CA1 3GW

- Two Bed Upper Floor Flat
- Balcony
- Allocated Parking
- Electric Ceiling Heating
- Lockable Storage Cupboard on Landing
- Open plan lounge/diner/kitchen
- Modern Bathroom
- Double Glazed
- Secure Intercom Access
- Council Tax Band A

Guide Price £100,000



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DESCRIPTION

Sale of a well presented second floor flat with two bedrooms, open plan lounge, dining room and kitchen, and a modern fitted bathroom. The flat is well kept, light and spacious, and comes with a 999 lease of which 997 years remain.

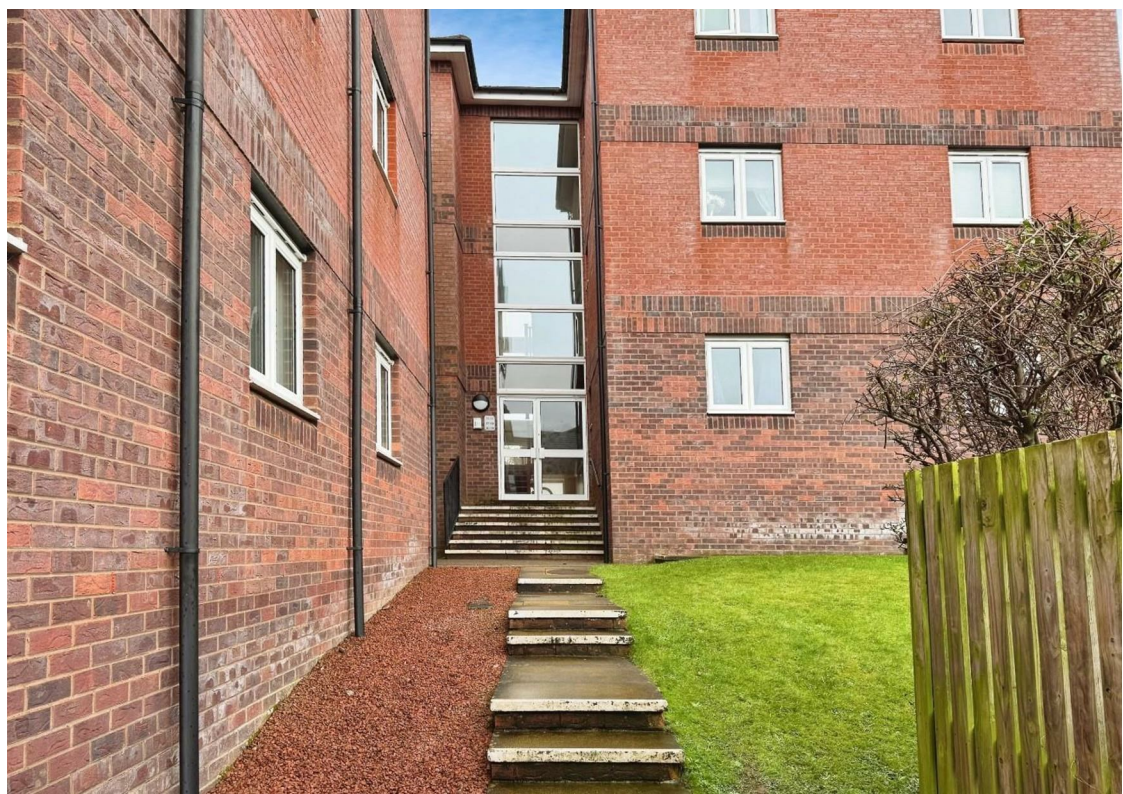
Access to the block is by secure intercom and each flat has it's own dedicated parking space. There are also number of visitor spaces available, and plenty of green spaces and planted areas in the grounds which are upkept by the management company (LSL) as part of the annual lease costs.

The flat is double glazed and, unusually, heated with electric ceiling heating which is highly effective and common to the whole development. Each room has individual thermostatic heat controls.

On the communal landing you will find a locked cupboard which is useful for storage.

The property would suit a wide range of buyers, form first-timers to downsizers, and potentially investment buyers too, with two-bed apartments attracting good rents in the local market.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.