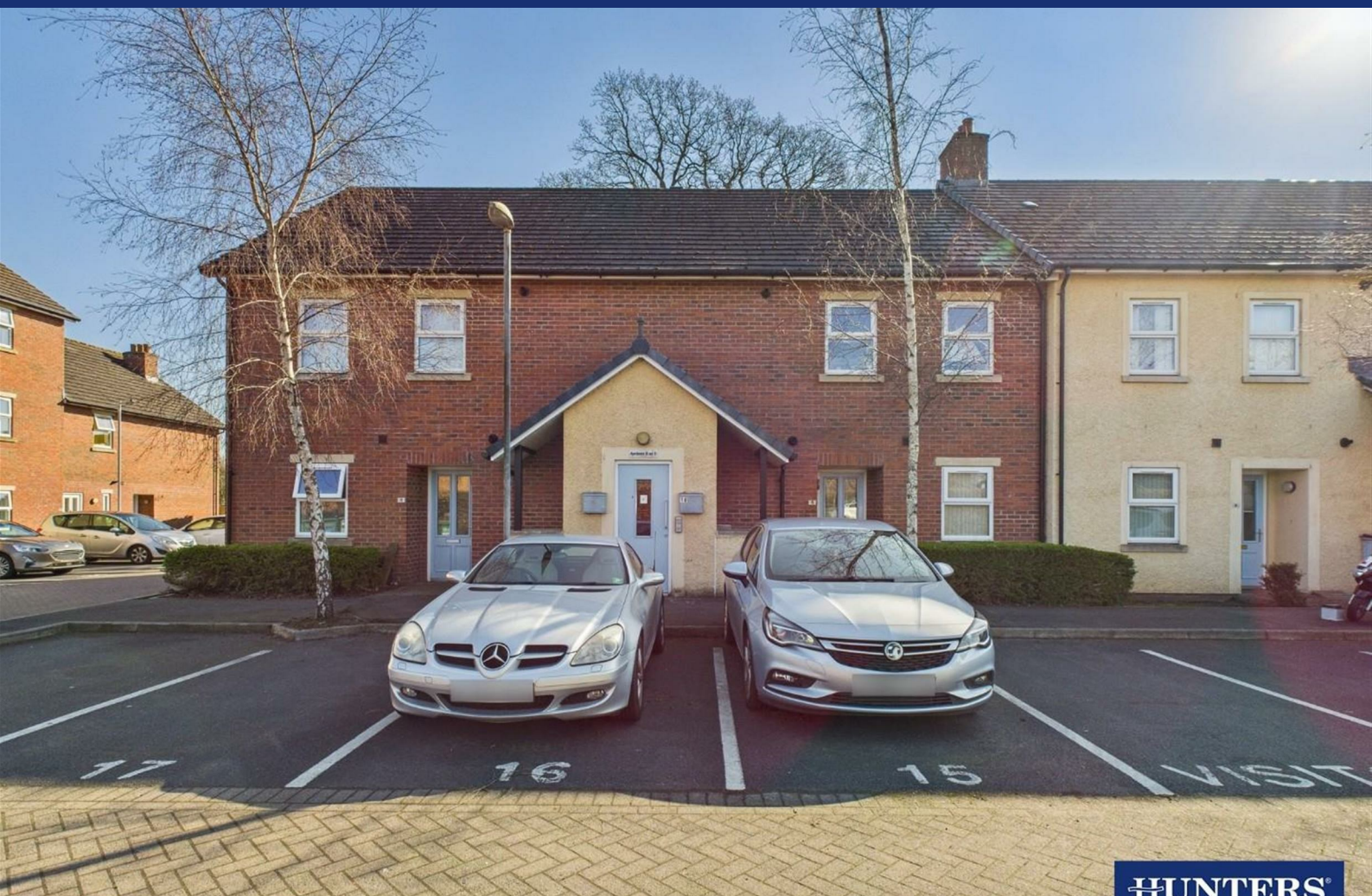




Apartment 16, The Grange

Newfield Drive, Carlisle, CA3 0FD

Guide Price £110,000

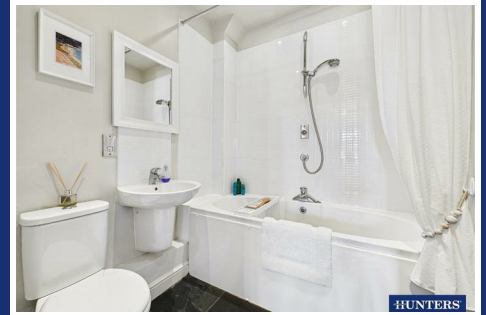


- Modern First-Floor Apartment
- Open-Plan Living/Dining Room
- Two Double Bedrooms (One En-Suite)
- Allocated Parking Space & Ample Visitor Spaces
- Ideal for Investment Landlords, First Time Buyers & Professionals
- Very Well Presented Throughout
- Kitchen with Integrated Appliances
- Family Bathroom (Adjoining Bedroom One)
- Maintained Communal Garden Area
- EPC - C

Apartment 16, The Grange

Newfield Drive, Carlisle, CA3 0FD

Guide Price £110,000



Apartment living at its finest! This modern two-bedroom first-floor apartment is conveniently located to the North of Carlisle and offers excellent space internally including a lovely open-plan living/dining room, adjoining kitchen with integrated appliances and two double bedrooms, both of which enjoy en-suite facilities. Internally, the apartment is very well presented, which continues outside, where the residents enjoy a well-maintained communal gardens to the rear. For convenience, there is one allocated parking space along with ample visitor parking available. An ideal property for those looking for an investment purchase, first-time buyers and professionals. A viewing is essential to appreciate this great property.

The first floor accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living/dining room, kitchen, two double bedrooms, en-suite and bathroom internally. Externally there is one allocated parking space, ample visitor spaces and communal gardens. EPC - C and Council Tax Band - B.

Located within Kingstown, the property has fantastic access to a range of local amenities including M&S Food Hall, ASDA, Morrisons, NEXT Home & Home Bargains store all being within walking distance. For the little ones, Kingmoor Infant & Junior Schools are just down the road with highly regarded Secondary Schools being in the city centre. Access to the M6 J44 within minutes which provides direct access North and South. The A69 and City Bypass are minutes away.

GROUND FLOOR:

COMMUNAL ENTRANCE

Communal entrance door from the front, stairs to the first floor landing with internal entrance doors to two apartments.

FIRST FLOOR:

HALLWAY

Entrance door from the communal hallway, internal doors to the living/dining room, two bedrooms and bathroom, radiator, loft-access point and a built-in cupboard. The built-in cupboard includes power, lighting and plumbing for a washing machine internally.

LIVING/DINING ROOM

Double glazed window to the rear aspect, radiator and an opening to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, one bowl stainless steel sink with mixer tap, recessed spotlights and a radiator.

BEDROOM ONE

Double glazed window to the rear aspect, radiator and an internal door to the bathroom. The freestanding wardrobe is included with the sale.

BATHROOM

Three piece suite comprising a WC, wash hand basin and bath with electric shower over. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights and an extractor fan.

BEDROOM TWO & EN-SUITE

Bedroom:

Two double glazed windows to the front aspect, radiator, internal door to the en-suite and a built-in cupboard. The built-in cupboard includes the wall-mounted gas boiler and lighting internally. The freestanding wardrobe is included with the sale.

En-Suite:

Three piece suite comprising a WC, wash hand basin and shower enclosure with mains shower. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights and an extractor fan.

EXTERNAL

Parking:

One allocated parking space to the front of the building along with ample visitor parking spaces.

Communal Gardens:

An area of lawned communal gardens to the rear of the building.

WHAT3WORDS

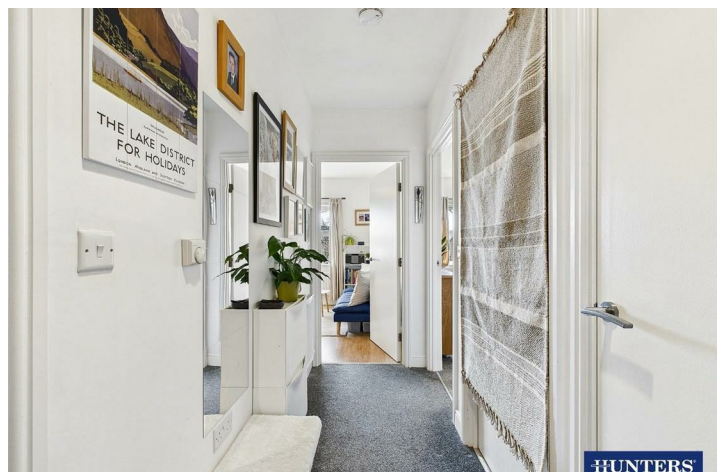
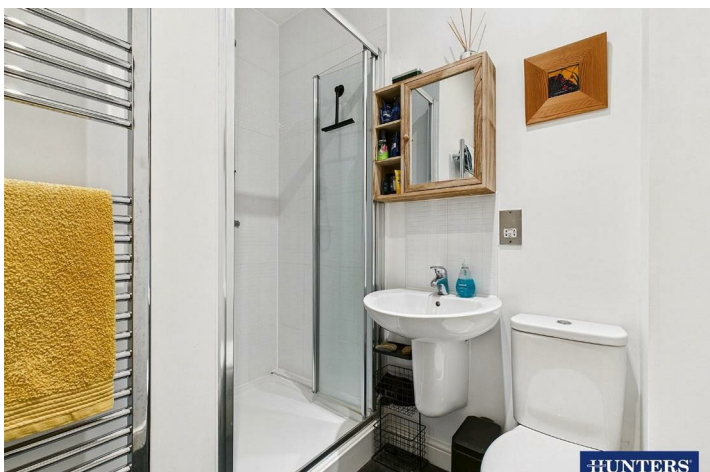
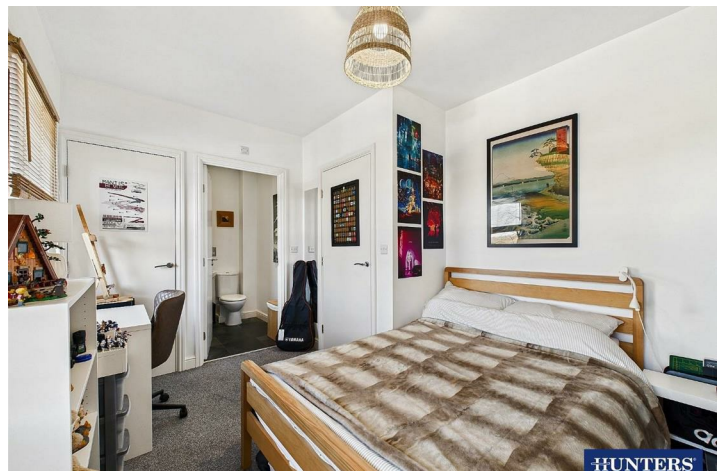
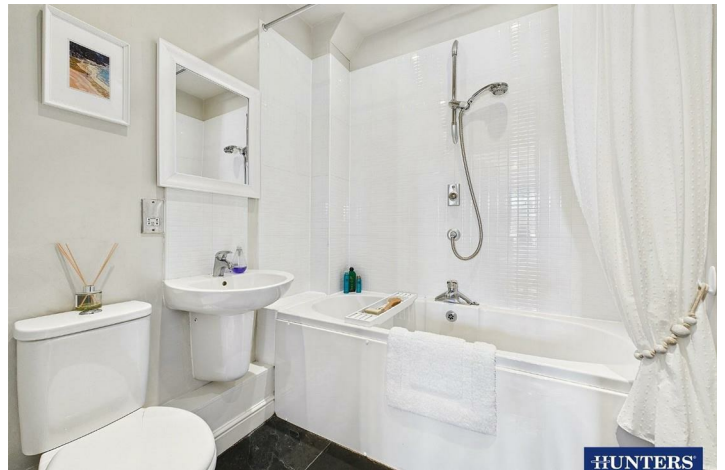
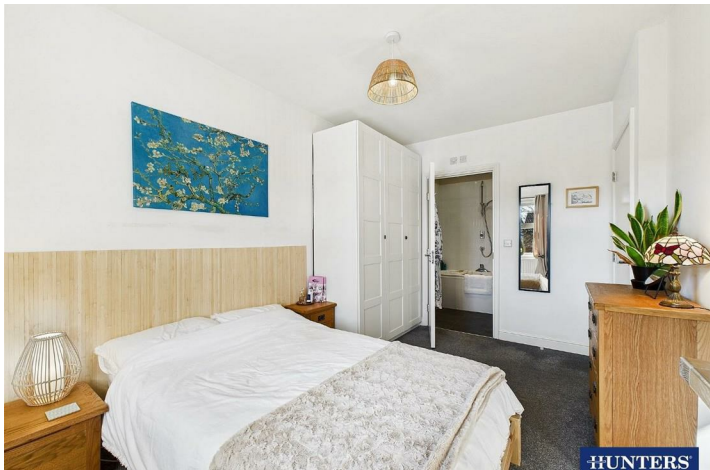
For the location of this property please visit the [What 3 Words App](#) and enter - taking.pounding.shred

PLEASE NOTE

Leasehold Title - 125 Years from 1 January 2009.
Service charge approximately £100 per month and ground rent £10.00.

Floorplan

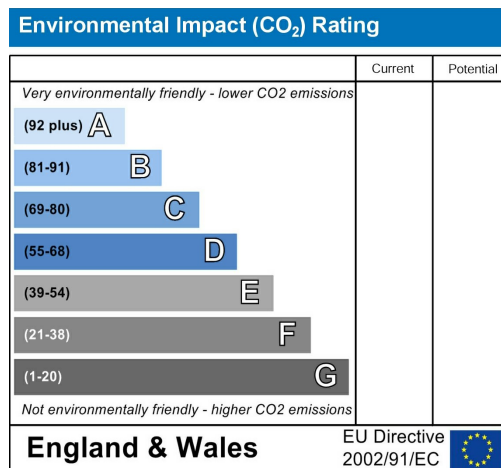
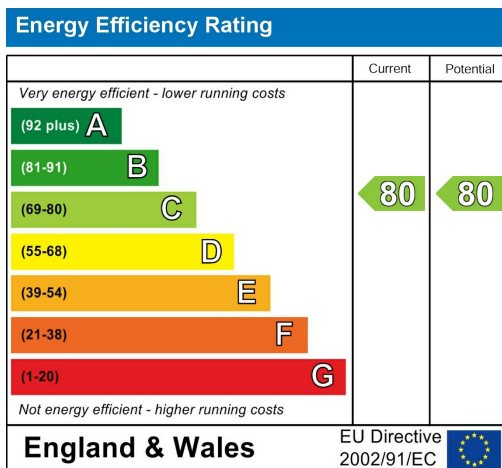






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Energy Efficiency Graph

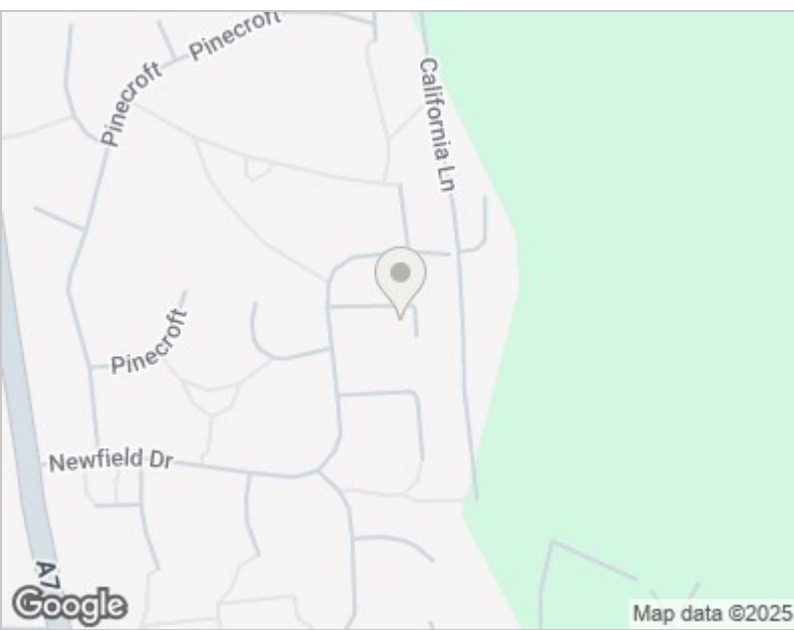


Viewing

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

Tel: 01228 584249

Road Map



Hybrid Map



HUNTERS
HERE TO GET *you* THERE

Tel: 01228 584249



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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