



49 Caldew Maltings Bridge Lane, Carlisle, CA2 5SW

Guide Price £69,950

PFK

49 Caldew Maltings, Bridge Lane

The property:

Step into this first floor one-bedroom flat and discover the perfect blend of modern living and convenience available at this exceptional value for money price point!

The open plan layout seamlessly connects the living, dining, and kitchen areas, creating a spacious and versatile living space. Ideal for first-time buyers or buy-to-let investors, this property offers comfort and practicality in one. With off street parking within the development, and amenities right on your doorstep, this flat ticks all the boxes for a hassle-free lifestyle.

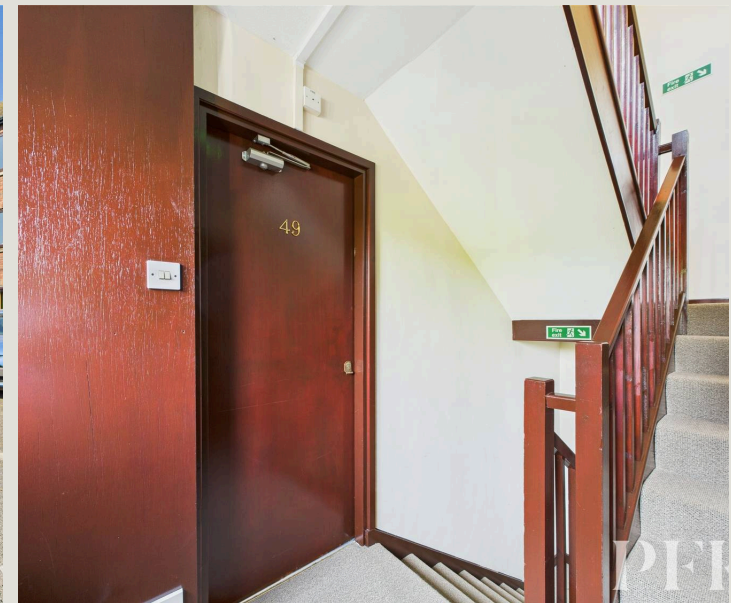
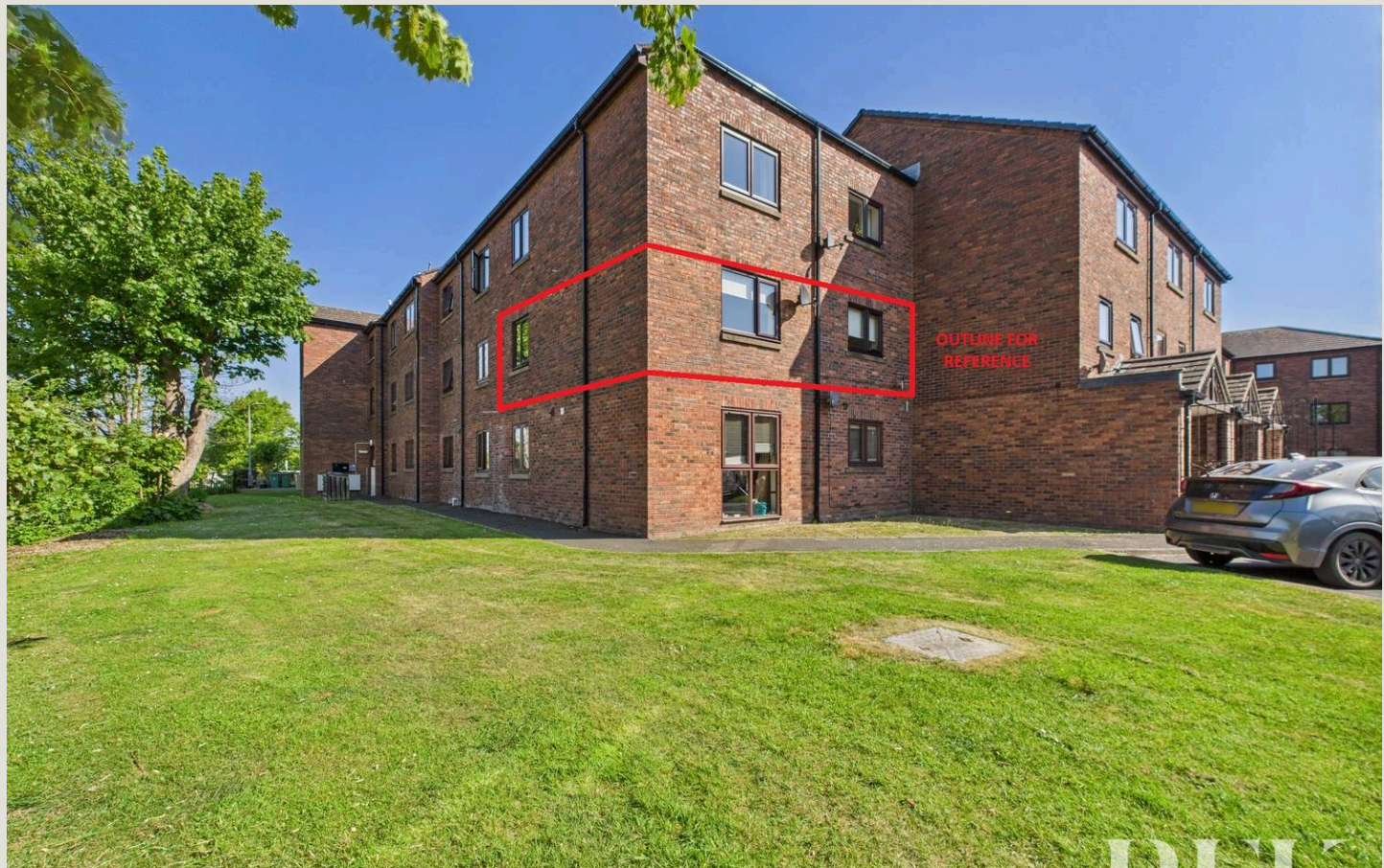
A truly appealing and attractive package, this property is one to add to your viewing list ASAP.

The location:

Caldew Maltings offers a tranquil riverside setting just a short walk from Carlisle city centre, ideal for those seeking a blend of urban convenience and natural beauty, with Carlisle Castle and Bitts Park to one side of the development and a large Sainsburys store to the other. The area is well-served by public transport and is within walking distance of Carlisle rail station, providing excellent connectivity for commuters.

Directions

49 Caldew Maltings can be located using the postcode CA2 5SW. Alternatively by using What3Words: [///peopleslandednormal](https://www.what3words.com/peopleslandednormal).



ACCOMMODATION

Entrance

The property has a glazed communal door that provides access to 6 flats, including this one, (located by using What3Words ///people.landed.normal) take the stairs up to the first floor landing, where you will find the private entrance door to 49.

Hallway

With doors off to

Living / Dining / Kitchen

24' 7" x 16' 4" (7.50m x 4.99m)

L shaped room - maximum measurements

Bedroom 1

11' 3" x 10' 0" (3.44m x 3.04m)

With door to airing / hot water tank cupboard

Bathroom

7' 5" x 6' 0" (2.27m x 1.84m)

EXTERNALLY

Communal outside spaces around the development, including bin stores.

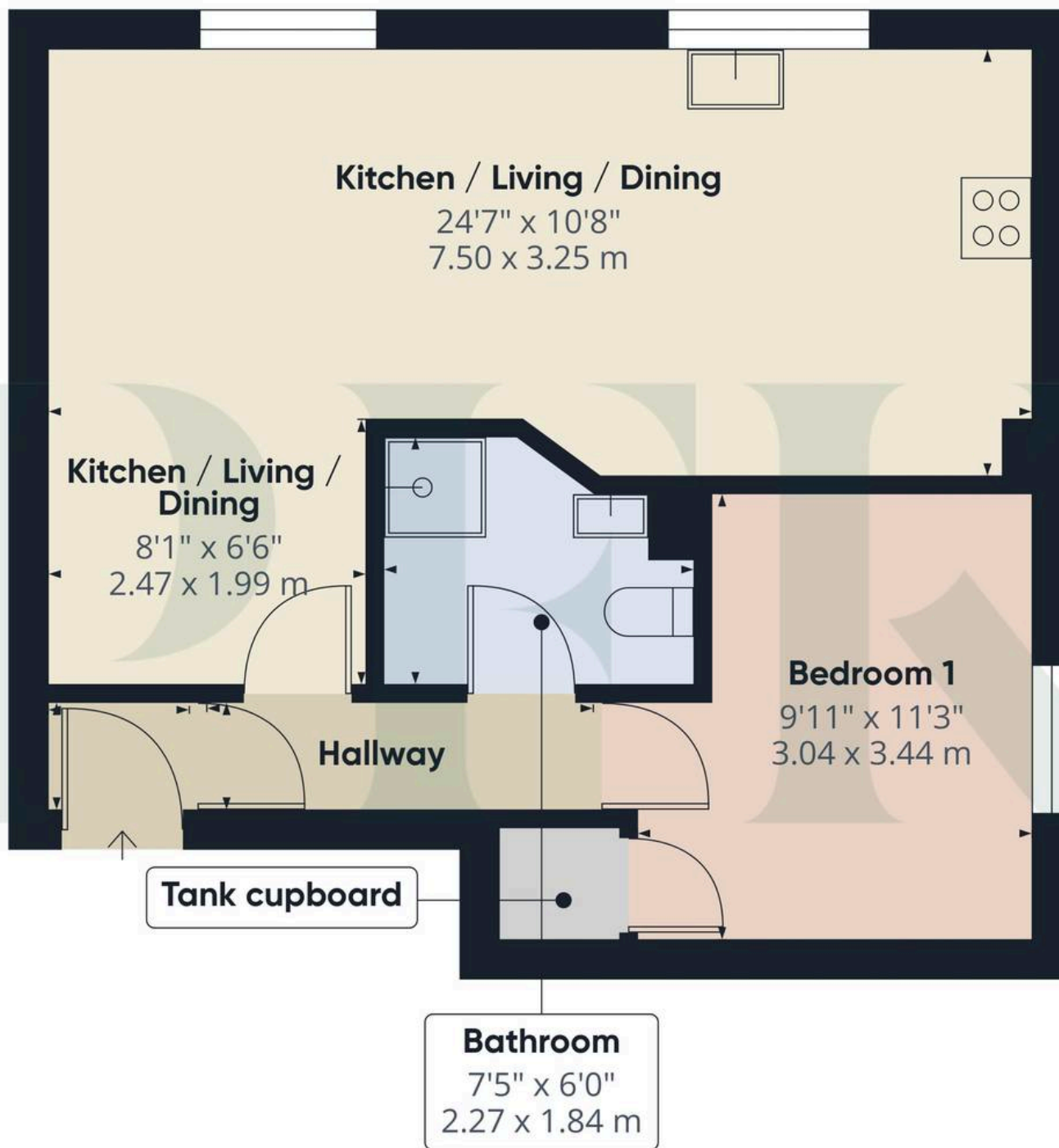
Allocated parking

Resident parking - unallocated - is available within the development, along with limited visitor parking available on a 'first come first served' basis.

FLOOD RISK

This property is a first floor flat that has never itself been flooded, but the area is adjacent to the River Caldew and has previously flooded - you can see in image 13 in the marketing that flood defence barrier brackets are fitted to the communal entrance door. A buyer is advised to make their own investigations.





Approximate total area⁽¹⁾

486 ft²

45.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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ADDITIONAL INFORMATION

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Leasehold

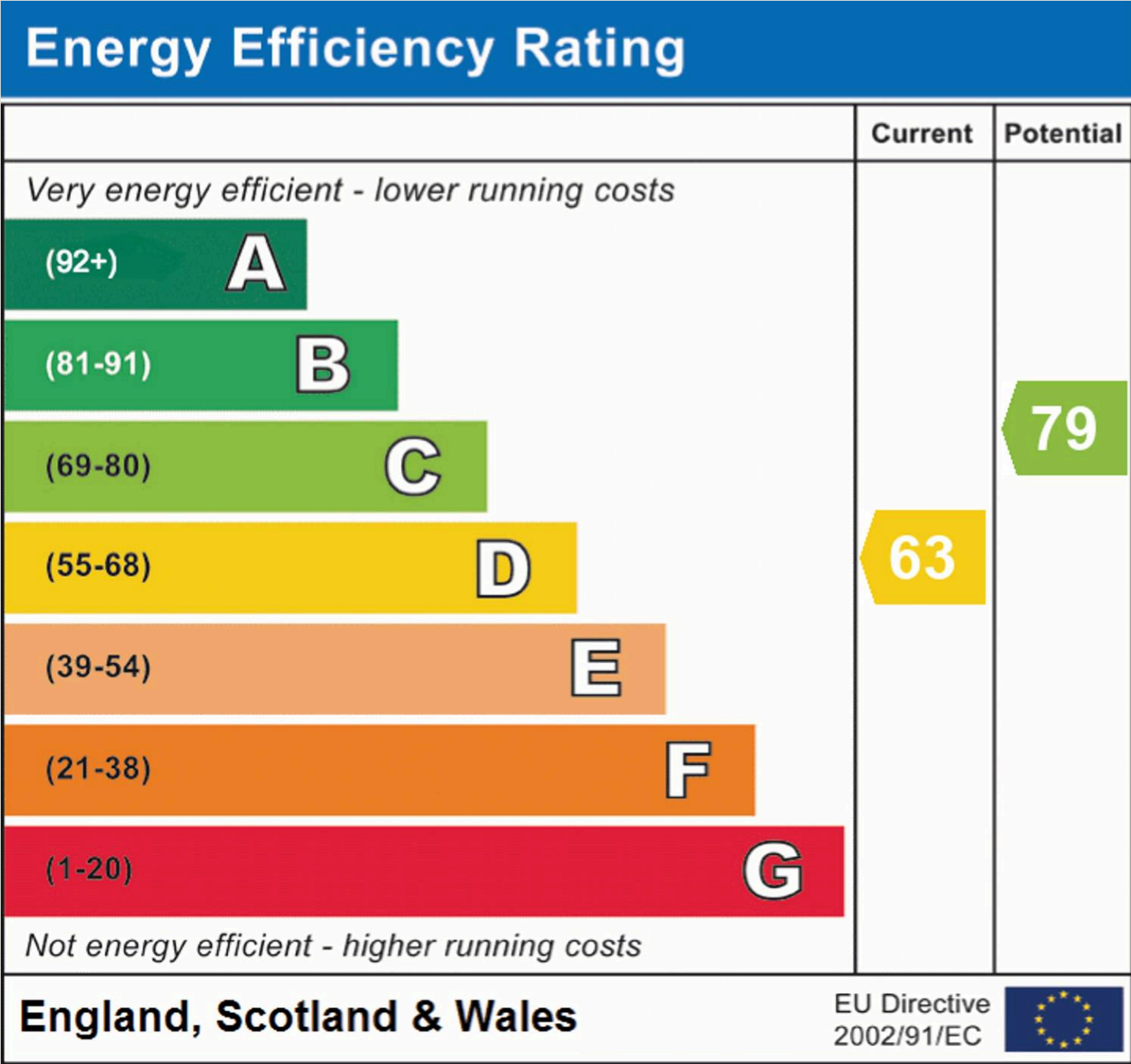
The lease term is 999 years from 1/5/1989. We await confirmation of the applicable services charge costs and ground rent to be provided by the vendor.

Services

Mains electricity, water & drainage; electric heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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