



7 Admiral Way, Carlisle, CA1 3PD

**Offers in the region of
£91,000**

Vicinity Homes are delighted to offer to the market this two double bedroom, first floor apartment situated within the sought after Persimmon Homes Speckled Wood Development to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access towards the City Centre, Southern City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, two double bedrooms, master en-suite shower room, a bathroom and an open plan lounge and modern kitchen. The property also benefits from double glazing, central heating, parking space and communal garden areas. Viewing is highly recommended to fully appreciate the accommodation on offer. The property is part of The Council's Affordable Housing Scheme and is offered to the market at 70% of the full property value. A purchaser will need to have a local connection to Carlisle to purchase the property.

Directions

Proceed South along London Road and turn left at the traffic lights onto Cumwhinton Road. Proceed straight over the road about and turn right onto the Speckled Wood Estate then first left onto Admiral Way. Follow the road to the bottom and the apartments are situated on the right hand side.

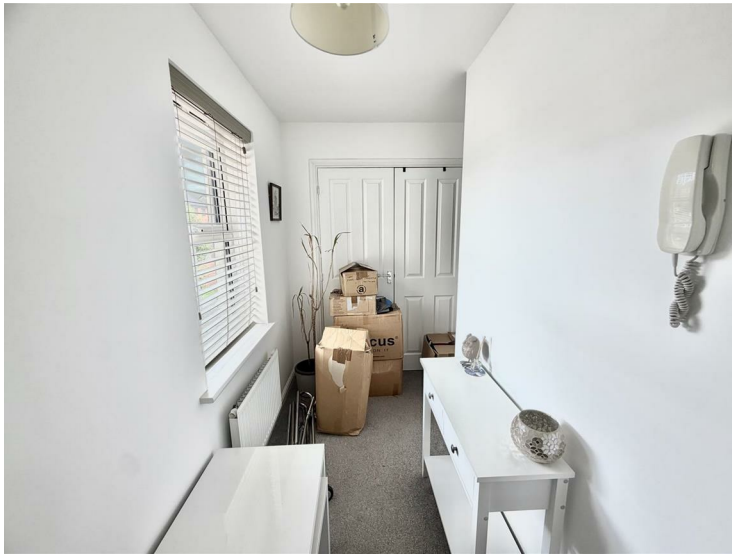
Communal Hallway

Incorporating an intercom entry system.

Apartment Hallway



Incorporating a built in storage cupboard, double glazed window to front and a radiator.



Open Plan Dining Kitchen & Lounge 21'8" x 12'3" (6.620m x 3.736m)

Kitchen Area 12'2" x 6'3" (3.729m x 1.911m)

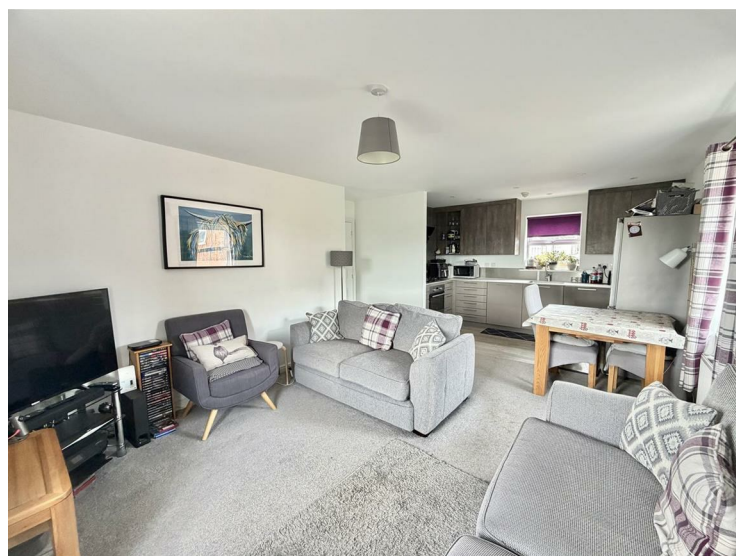


Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, sink unit with mixer tap, plumbing for a washing machine, double glazed window to front, space for a fridge/freezer and inset ceiling lights.





Lounge Area 15'1" x 12'3" (4.616m x 3.736m)



Incorporating a double glazed window to side, double glazed window to rear and two radiators.



Bedroom One 11'5" x 10'1" (3.500m x 3.076m)



A double bedroom incorporating a double glazed window to rear and a radiator.

En Suite Shower Room 6'7" x 5'4" (2.028m x 1.636m)



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Extractor fan, tiled splash areas and radiator.



Bedroom Two 11'5" x 8'3" (3.496m x 2.519m)

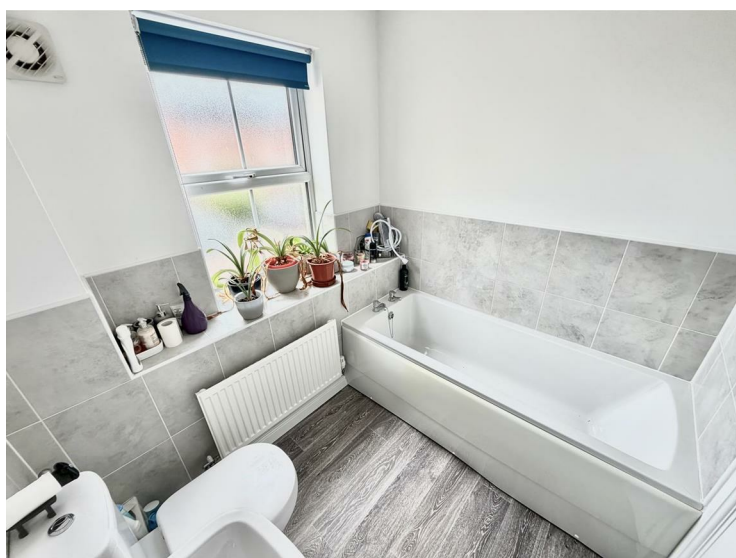


A double bedroom incorporating a double glazed window to rear and a radiator.



Bathroom 6'11" x 6'4" (2.113m x 1.939m)

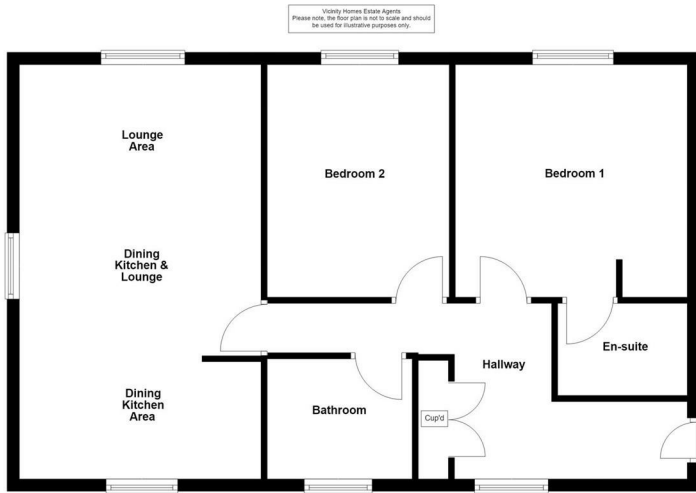
Outside



Incorporating a three piece suite comprising of a bath, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled splash areas and extractor fan.

There is an allocated parking space.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/9148-5036-7346-5923-3940>

Council Tax

The property is in Council Tax Band B.

Tenure

The property is Leasehold. There are 999 years on the lease which started in 2016. There are now 989 years left onto the lease. The annual service charge this year was £1312.65 payable to Gateway. The vendor has informed us the ground rent was £150.00 for 2026.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk