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# Caldew Close

Carlisle, CA3 9JL

## Guide Price £47,500

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- No Onward Chain
- Excellent Location just off Eden Street
- Fitted Kitchen with Dining Area
- Modern Shower Room
- 70% Shared Ownership for Over 55s
- Deceptively Spacious First-Floor Apartment
- Living Room with Bay-Window and Electric Fire Suite
- Two Double Bedrooms
- Maintained Communal Gardens and Residents Parking
- EPC - D

Tel: 01228 584249

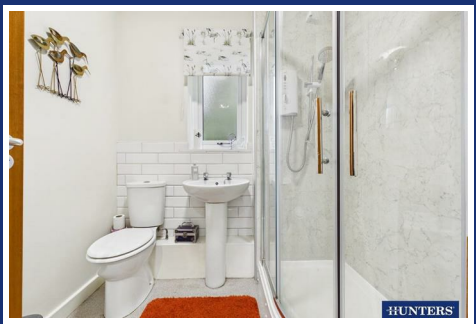
# Caldew Close

Carlisle, CA3 9JL

## Guide Price £47,500







OVER 55 ONLY WITH NO CHAIN – This well-presented two-bedroom first-floor apartment offers deceptively spacious accommodation within the popular Caldew Close development, just off Eden Street, making it an ideal choice for those seeking a low-maintenance home in a convenient location. Internally, the apartment features a bright and welcoming living room with an attractive bay window and electric fire suite, a generous fitted kitchen with dedicated dining area, two double bedrooms and a modern shower room. Externally, residents benefit from well-maintained communal gardens and residents' parking. Available to purchasers aged 55 and over, the property is offered for sale on a 70% shared ownership basis. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:
Electric Room Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - B.

Situated to the north of Carlisle, this is a highly desirable and well-established location, favoured for its excellent range of nearby amenities and superb transport connections. Everyday conveniences are particularly well catered for, with ASDA, M&S Foodhall and Next Home at Kingstown Retail Park, together with Morrisons, Aldi, Home Bargains, Bannatynes Health Club & Spa, North Carlisle Medical Practice and The Gosling Bridge Inn all within easy reach, while Carlisle city centre provides a wider selection of shopping, dining and social amenities. The area is also well placed for schooling and day-to-day family life, with Carlisle railway station easily accessible for those travelling further afield. For commuters, the M6 at Junction 44, the A69 and the city bypass are all conveniently close by, making travel throughout the region and beyond both straightforward and efficient.

## GROUND FLOOR:

### ENTRANCE HALL
Entrance door from the front, electric heater, and stairs to the first floor landing.

## FIRST FLOOR:

### LANDING
Stairs up from the ground floor entrance hall, internal doors to the living room, two bedrooms and shower room, telecom entry phone, loft-access point, and an in-built cupboard with water-cylinder internally.

### LIVING ROOM
Double glazed bay window to the rear aspect, double glazed window to the side aspect, internal door to the kitchen, electric fire suite, and a walk-in cupboard with shelving and lighting internally.

### KITCHEN
Fitted base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated washing machine, one bowl stainless steel sink with mixer tap, space for an under-counter appliance, space for a dining table, and a double glazed window to the front aspect.

### BEDROOM ONE
Double glazed window to the front aspect, electric heater, and an over-stairs cupboard.

### BEDROOM TWO
Double glazed window to the rear aspect, and an electric heater.

### SHOWER ROOM
Three piece suite comprising a WC, pedestal wash basin, and a corner shower enclosure with electric shower unit. Boarded-splashbacks within the shower enclosure, tiled splashbacks around the WC and basin, wall-mounted electric fan heater, and an obscured double glazed window.

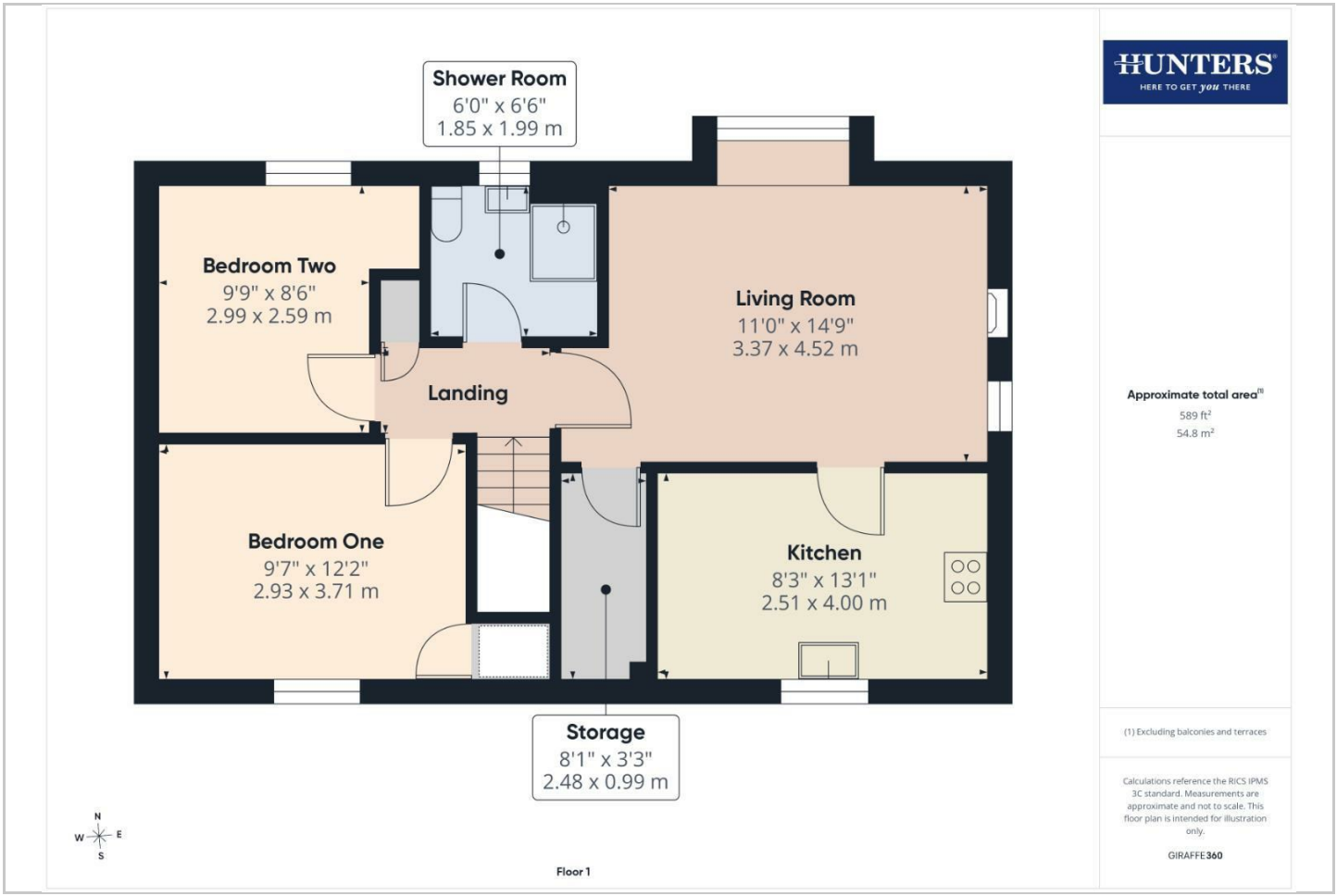
## EXTERNAL:
Externally, Caldew Close includes ample shared residents parking, along with well maintained communal gardens.

## WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - race.pulled.crazy

## AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## AGENTS NOTE:
Leasehold Title - 100 years from 1 October 1989. The property is available to purchase by those aged 55years or over, on a 70% shared ownership basis. Castles and Coast are the additional shared owners. A monthly service charge of approximately £113.91 is payable.

Floorplan

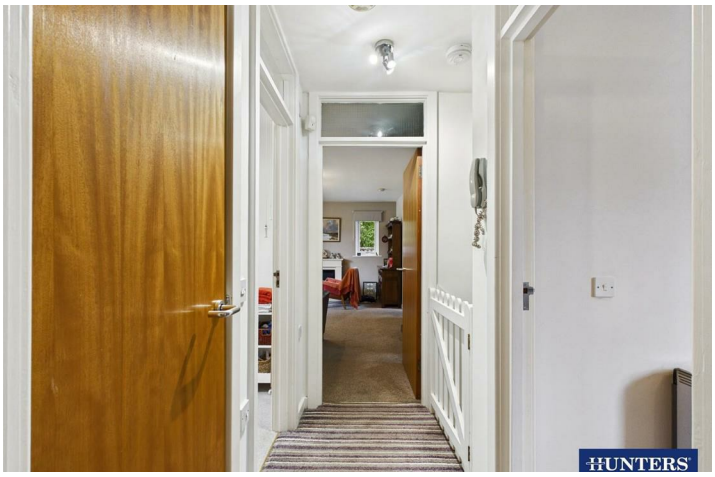

Shower Room
6'0" x 6'6"
1.85 x 1.99 m
Bedroom Two
9'9" x 8'6"
2.99 x 2.59 m
Landing
Living Room
11'0" x 14'9"
3.37 x 4.52 m
Bedroom One
9'7" x 12'2"
2.93 x 3.71 m
Kitchen
8'3" x 13'1"
2.51 x 4.00 m
Storage
8'1" x 3'3"
2.48 x 0.99 m
N
W
E
S
Floor 1
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Approximate total area(1)
589 ft²
54.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360









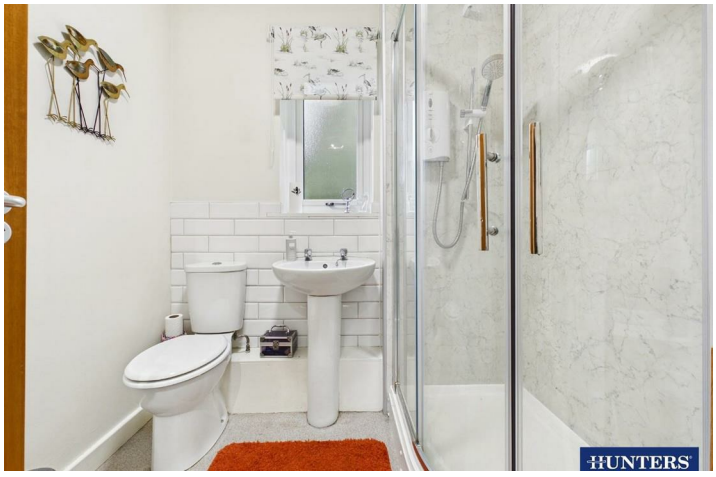










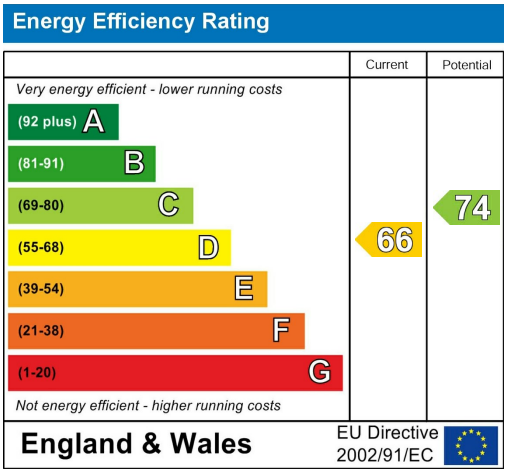


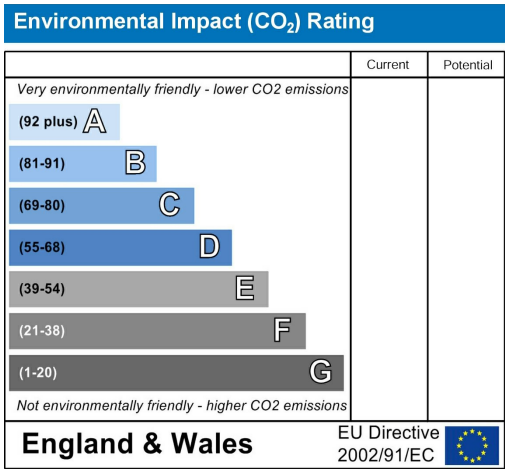







## Energy Efficiency Graph

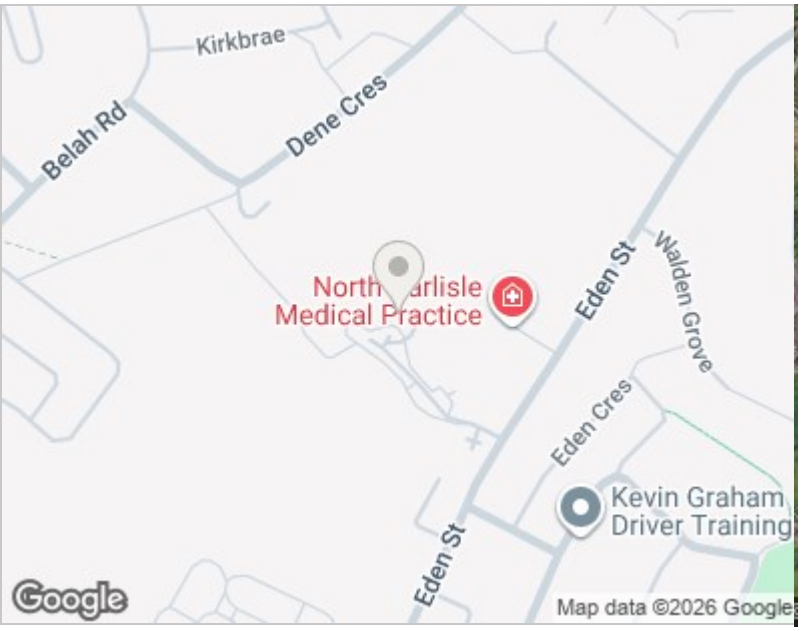


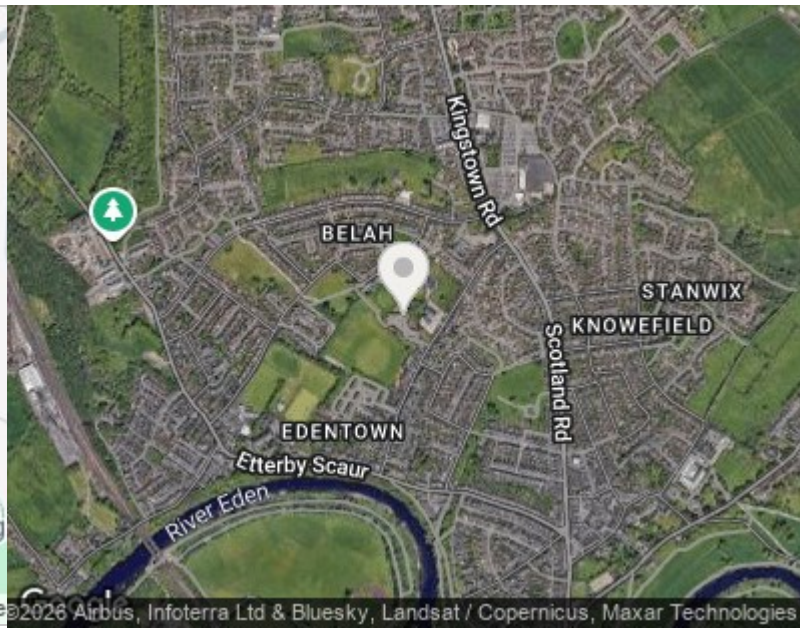

## Viewing

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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The Property Ombudsman