



## Orton Road

Carlisle, CA2 7HA

£800 Per Calendar Month



- First Floor Apartment
- Well Presented Throughout
- Kitchen with Freestanding Cooker
- Four Piece Bathroom
- Council Tax Band - A EPC - E

- Convenient Location Close to Amenities
- Large Living Room
- Three Good Size Bedrooms
- Unfurnished
- Rent £800 PCM Deposit £923 Holding Deposit £184

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A very well presented and deceptively spacious three bedroom first floor apartment, situated above a commercial premises within a popular residential area, close to a wealth of amenities including shops, supermarkets and schools. The property is offered unfurnished.

The first floor accommodation briefly comprises private entrance hallway, landing, living room, dining kitchen, three bedrooms (two double, one single) and family bathroom. Gas central heating and double glazing throughout.

EPC E

Council Tax A

Deposit £923

Rent £800 PCM

## HALLWAY

Stairs up from the ground floor entrance with further internal doors leading to the living room, dining kitchen, three bedrooms and bathroom. Storage cupboard, two double glazed windows and radiator.

## LIVING ROOM

16'7" x 14'1" (5.05m x 4.29m)

Two double glazed windows and radiator.

## DINING KITCHEN

18'5" x 8'3" (5.63 x 2.53)

Fitted base and wall units with worksurfaces above. Freestanding gas & electric cooker, space and plumbing for washing machine, space for under-counter fridge and freezer, one bowl stainless steel sink with mixer tap, two double glazed windows, radiator and storage cupboard housing the gas boiler.

## BEDROOM ONE

12'4" x 11'0" (3.76m x 3.35m)

Double glazed bay window and radiator.

## BEDROOM TWO

15'5" x 11'5" (4.70m x 3.48m)

Double glazed window and radiator.

## BEDROOM THREE

11'5" x 9'1" (3.48m x 2.77m)

Double glazed window and radiator.

## BATHROOM

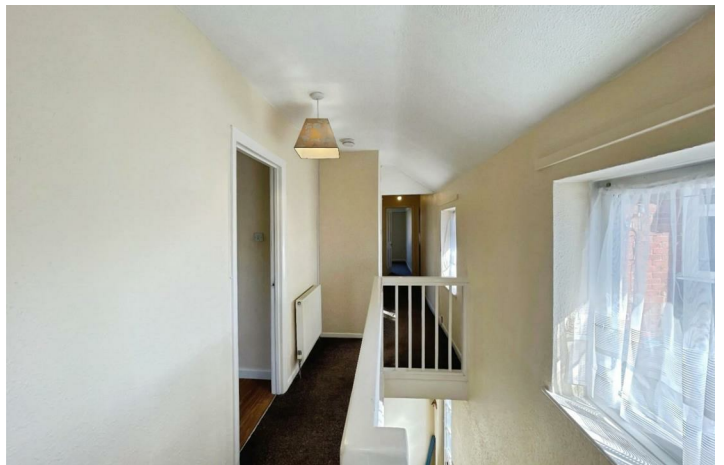
9'1" x 8'3" (2.77 x 2.52)

Four piece suite comprising WC, wash hand basin, bath and shower enclosure with electric shower. Storage cupboard, radiator, extractor fan and obscured double glazed window.

## EXTERNAL

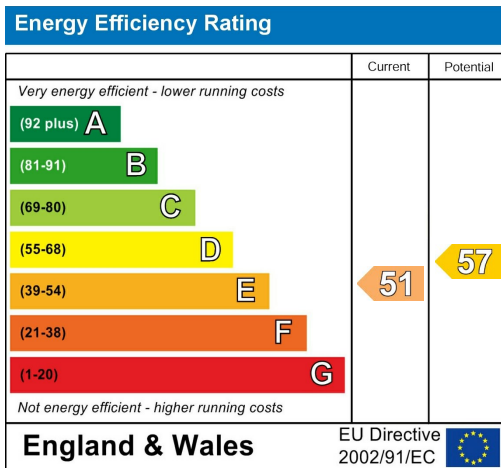
Access pathway around the rear of the commercial premises to the flat's private entrance door. Note, the garden is not included in this tenancy.

# Floorplan





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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