



**5 Admiral Way, Carlisle, CA1 3PD**

**Offers in the region of  
£91,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious and immaculately presented, two double bedroom, ground 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 and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, two double bedrooms, master en-suite shower room, a modern shower room and an open plan lounge and modern breakfast kitchen with a range of integrated appliances. The property also benefits from double glazing, central heating, parking space and communal garden areas. Viewing is absolutely essential 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 Entrance

Intercom entry system.

### Entrance Hallway



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



**Bedroom One 11'5" max x 10'1" (3.493m max x 3.075m)**



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**En-Suite Shower Room 6'8" x 5'4" (2.037m x 1.641m)**



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Extractor fan, heated towel rail, tiled splash areas and vinyl flooring.

**Bedroom Two 11'6" x 8'3" (3.511m x 2.531m)**



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

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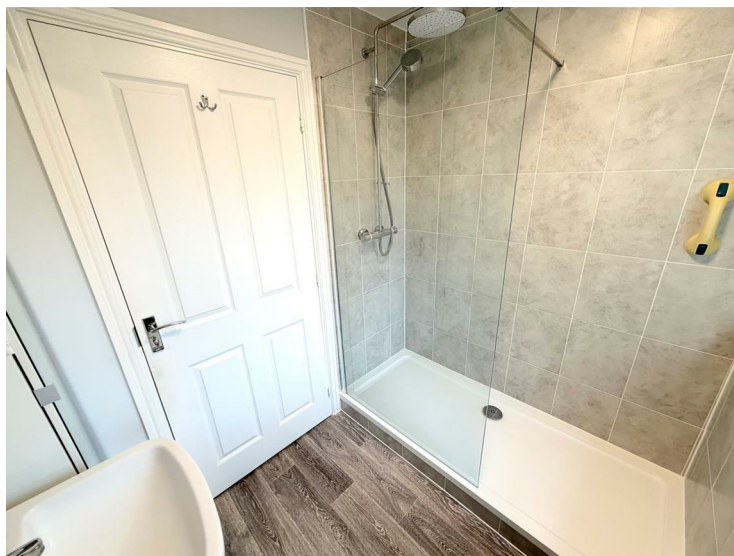
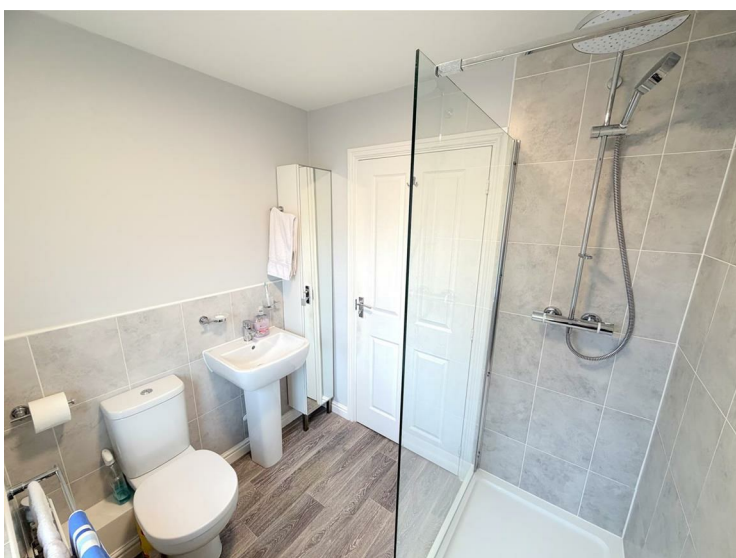
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**Shower Room 6'10" x 6'3" (2.101m x 1.921m)**

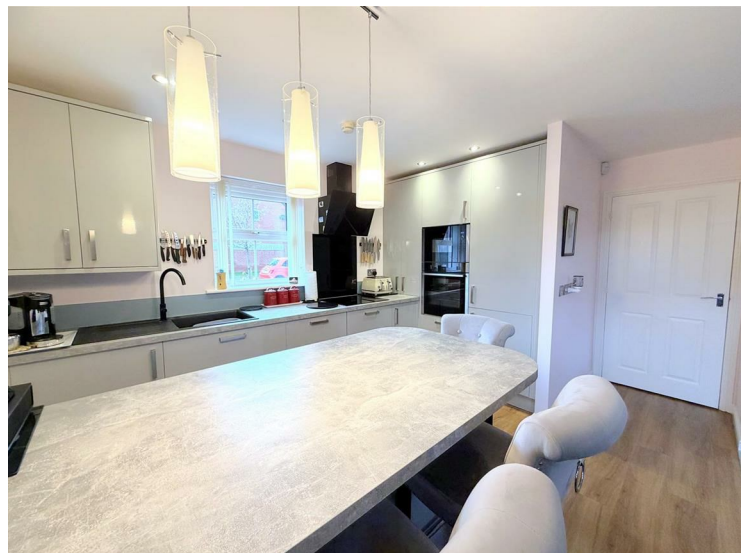


Incorporating a modern three piece suite comprising of a walk in shower with a waterfall shower & attachment, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled splash areas, extractor fan and vinyl flooring.

**Open Plan Breakfast Kitchen & Lounge 21'9" x 12'2"**  
**(6.645m x 3.728m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Integrated microwave, integrated washer/drier, integrated fridge and integrated freezer. Sink unit with mixer tap, double glazed window to front, double glazed window to side, double glazed window to rear, two radiators, vinyl flooring and inset ceiling lights.

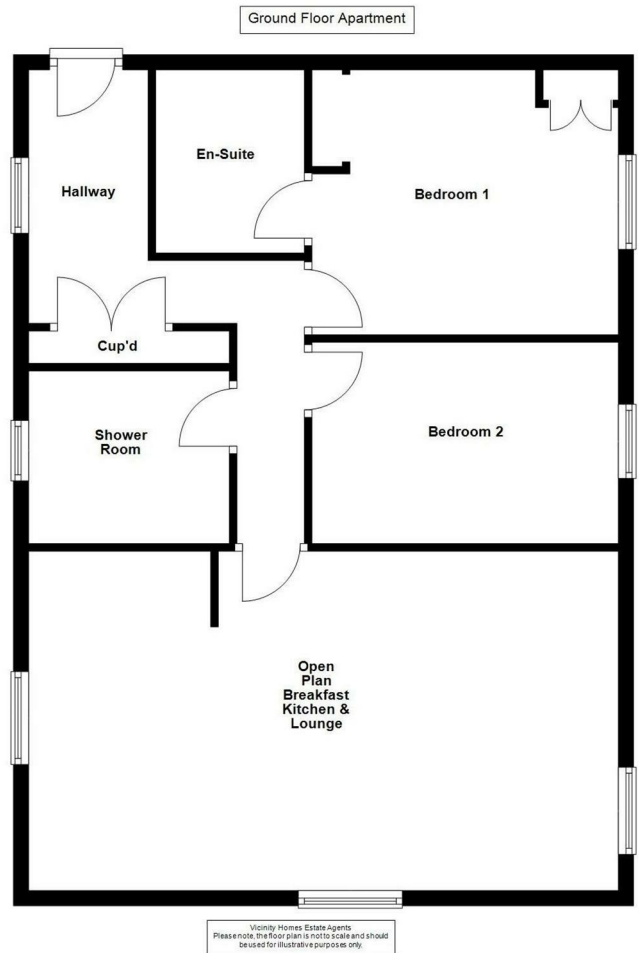


## Outside



The property has a parking space, communal gardens and bin store.

## 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/8933-7735-5300-1195-6992>

## 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 ground rent was £235.13 for the year.

## Council Tax

The property is in Council Tax Band B.

## Viewings

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

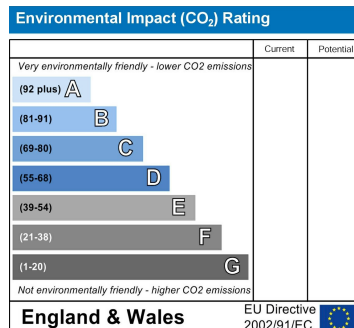
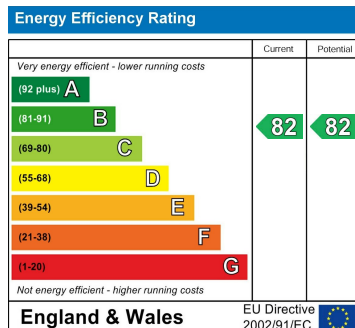
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.



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