

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Pennine View Close

Carlisle, CA1 3GW

Guide Price £103,000



- No Onward Chain
- Well Presented Throughout
- Two Bedrooms
- Excellent Storage Internally
- Ideal for First Time Buyers, Professionals & Investment Landlords
- Modern First-Floor Apartment
- Open-Plan Living, Dining & Kitchen with Juliet Balcony
- Four-Piece Bathroom
- One Allocated Parking Space
- EPC - D

Tel: 01228 580913

# Pennine View Close

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NO CHAIN – This modern first-floor apartment is conveniently situated to the south of Carlisle and offers an attractive home for a range of buyers. The property benefits from a spacious open-plan living, dining and kitchen area, complete with a Juliet balcony, providing an excellent space for everyday living. There are also two bedrooms and a four-piece family bathroom. Furthermore, the apartment benefits from an allocated parking space, along with additional conveniences including a telephone intercom system and electric heating. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Electric Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

Situated to the south of Carlisle, the area is well regarded for its excellent balance of convenience and connectivity, making it a popular choice for a wide range of residents. A comprehensive selection of everyday amenities is available close by, including local shops, supermarkets, schools and leisure facilities, while Carlisle city centre offers a broader range of retail, dining and professional services. The area is well served by regular bus routes, providing straightforward access throughout the city. For those travelling by car, the M6 motorway (Junction 42) is within easy reach, offering efficient links north towards Scotland and south to the wider motorway network. Carlisle Train Station, located in the city centre, provides frequent mainline and high-speed rail services to major destinations across the UK, further reinforcing the area's strong transport connections.

## GROUND FLOOR:

### COMMUNAL ENTRANCE HALLWAY

Communal entrance door with intercom system, stairs to the first floor communal landing, and a storage cupboard.

## FIRST FLOOR:

### ENTRANCE HALL

Internal doors to the open-plan living dining & kitchen, two bedrooms and bathroom, two storage cupboards, one housing the water cylinder, and an individual room thermostat.

### LIVING & DINING ROOM

22'3" x 14'8" (6.78m x 4.47m)

Two double glazed windows, double glazed French doors with Juliet balcony, fireplace with electric fire, individual room thermostat, and an opening to the kitchen. Measurements to the maximum points.

### KITCHEN

10'8" x 8'5" (3.25m x 2.57m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric hob, extractor fan, breakfast bar, one and a half bowl stainless steel sink with mixer tap, individual room thermostat, and a double glazed window.

### BEDROOM ONE

12'3" x 11'8" (3.73m x 3.56m)

Double glazed window, built-in double wardrobe, and an individual room thermostat.

### BEDROOM TWO

10'11" x 7'5" (3.33m x 2.26m)

Double glazed window, and an individual room thermostat.

### BATHROOM

7'9" x 6'3" (2.36m x 1.91m)

Four piece suite comprising a WC, pedestal wash basin, bath with hand shower attachment, and a shower enclosure with mains shower unit. Part tiled walls, extractor fan, recessed spotlights, and an individual room thermostat.

## EXTERNAL:

One allocated parking space with visitor parking, along with communal garden areas.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - noted.buckle.cubs

## AML DISCLOSURE:

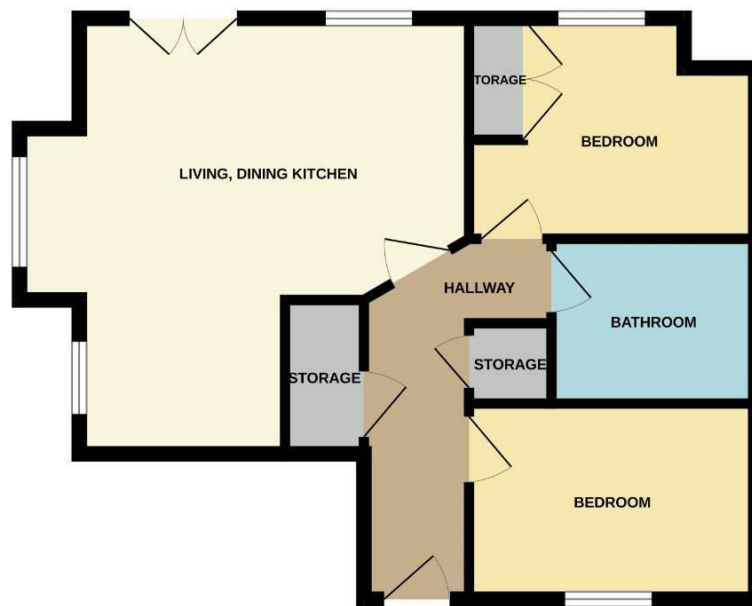
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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 - 999 Years from 1 July 2002. A service charge of approximately £985.56 is payable.

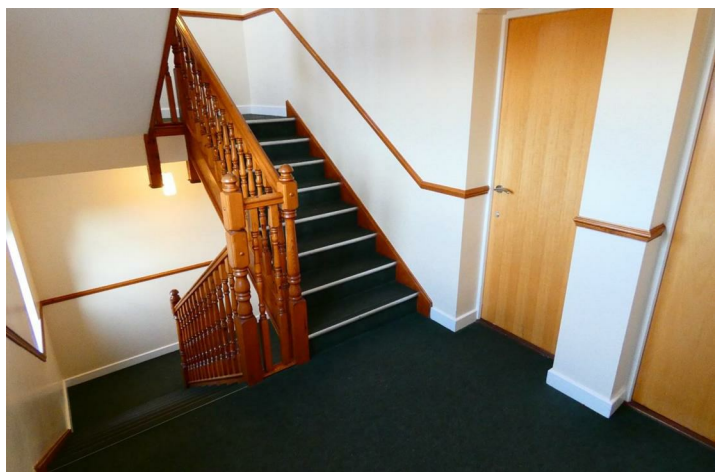
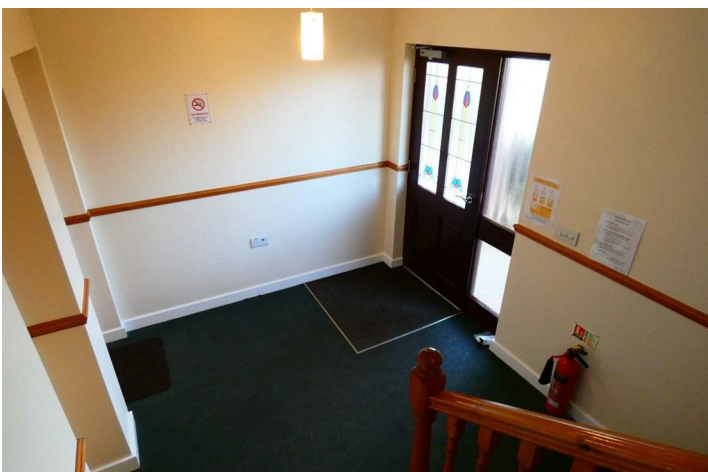
# Floorplan

## GROUND FLOOR



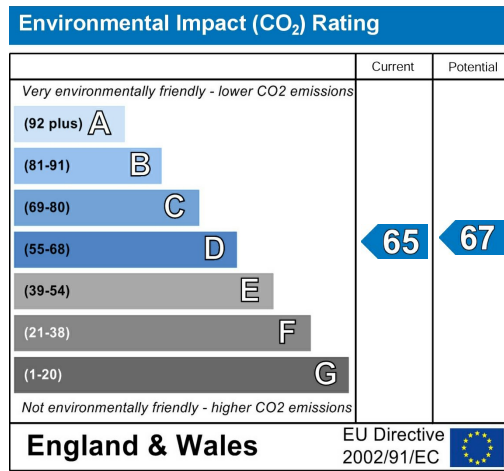
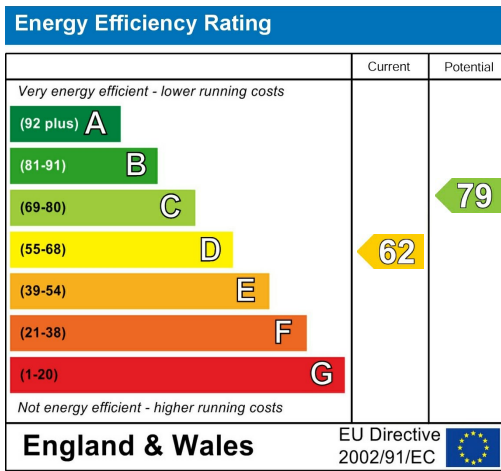
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetreScale ©2023







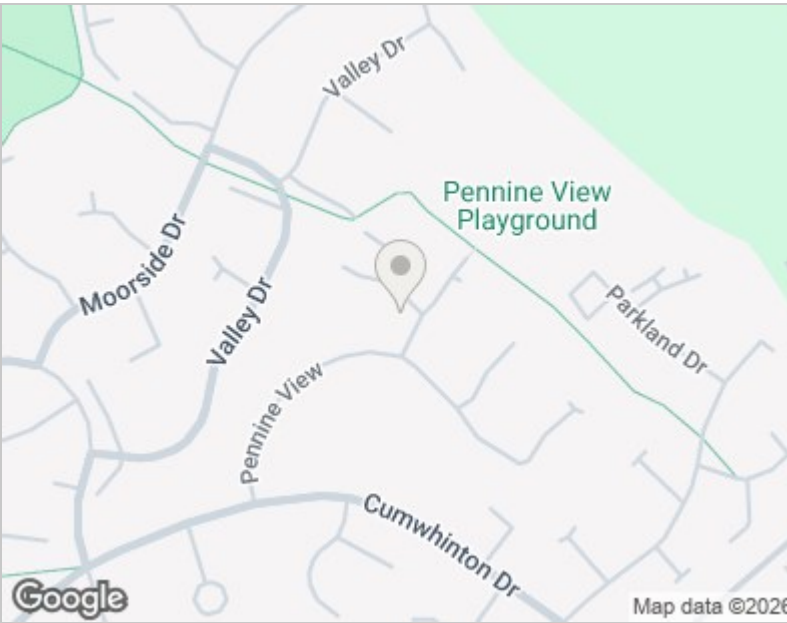
### Energy Efficiency Graph



### 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





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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