



Howard Court

Carlisle, CA2 7AP

£595 Per Calendar Month
Deposit £686.00



- One bed ground floor apartment
- Fitted kitchen
- Shower room
- Allocated parking space
- Council Tax A, EPC D

- Living room
- Double bedroom with storage
- Plenty of storage
- Modern electric panel heating
- Close to Carlisle Infirmary

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A well presented one bedroom ground floor apartment located just 1 mile to the west of the City Centre, and perfectly positioned for the Carlisle Infirmary. The property has been redecorated, with new carpets and freshly painted walls. With the benefit of a dedicated parking space, this is ideally suited for a medical professional working at the hospital. Accommodation comprises of entrance hall, living room, open plan but screened from the fitted kitchen, a double bedroom, and a bathroom. Externally there are well kept communal gardens, and the parking space is right outside the front door. With the benefits of electric panel heating and double glazing.

Council Tax A

EPC D

Holding Deposit £137

Deposit £686

Entrance hall

Accessed via timber framed door and providing access to all accommodation.

Living room

14'11" x 9'10" (4.57m x 3.02m)

A good sized living room with space for a three-piece suite and tv table, and with French doors leading out onto the communal rear garden. It is open plan to the kitchen but sufficiently screened to make for a feeling of separation.

Kitchen

11'7" x 7'8" (3.55m x 2.34m)

Fitted with a range of fitted units at wall and base level and with contrasting work surfaces over. Integral appliances include an electric oven, a 4 ring gas hob with extractor fan over, and a stainless steel sink and drainer. There is space and plumbing for a washing machine and space for a tall fridge freezer.

Bedroom

14'10" into bay x 8'8" (4.54m into bay x 2.66m)

Plenty of space for a double bed and with generous built in storage space providing hanging space and a shelf.

Bathroom

6'7" x 8'10" (2.01m x 2.70m)

Fitted with a three-piece suite comprising of shower cubicle with thermostatic valve, a wall sink set on top of a vanity unit, and a WC. There is chrome heated towel rail and an airing cupboard containing the hot water cylinder.

Storage Cupboards

Storage is always important in an apartment and there is plenty on offer. The first storage cupboard has a shelf with space underneath to place the likes of a freezer or a condensing dryer, while the second storage cupboard is walk-in and a good place to hang coats, a Hoover, an ironing board and the likes. Both are located in the hallway.

Outside

To the front there are planted areas and the

communal car park, while to the rear there is a well kept lawn that is accessible from the French doors leading from the living room.

Parking

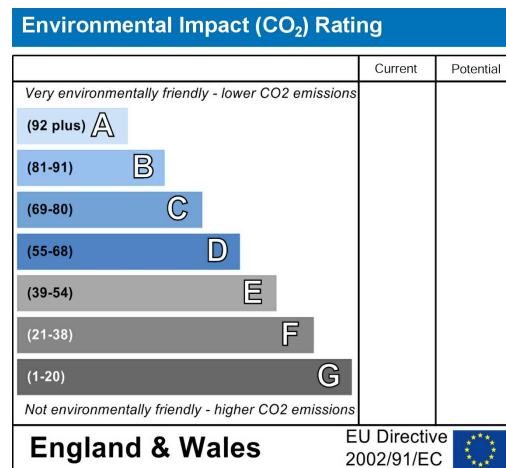
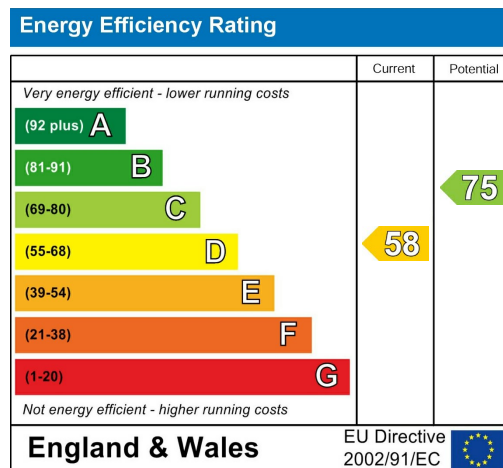
The apartment comes with an allocated parking space.

Floorplan





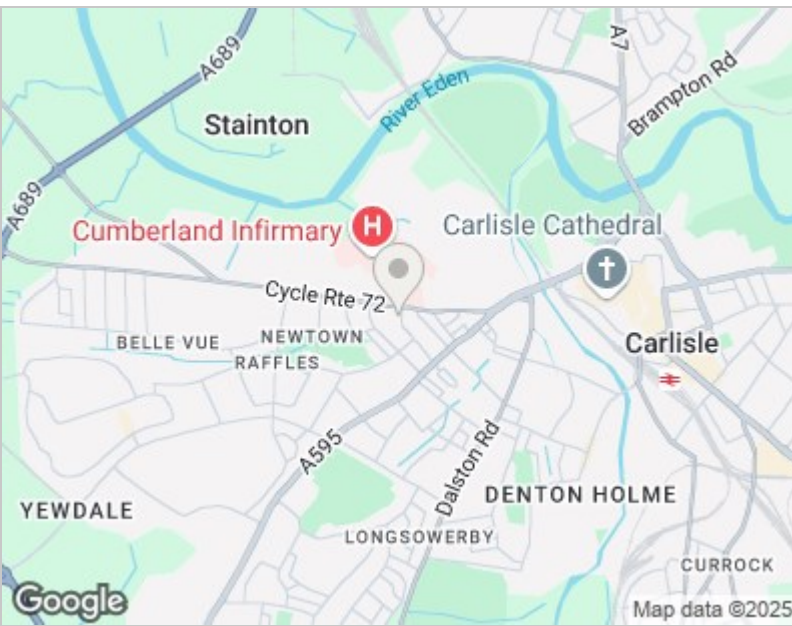
Energy Efficiency Graph



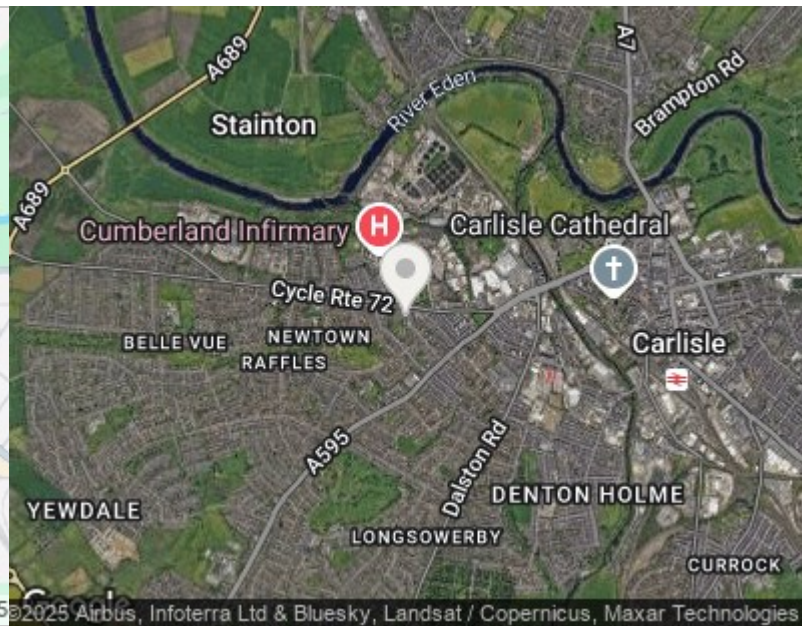
Viewing

Please contact our Hunters Carlisle & South West Scotland 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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