



## Beck Riggs

Brampton, CA8 1AL

Guide Price £85,000



- First-Floor Apartment
- No Onward Chain
- Fitted Kitchen
- Modern Shower Room
- One Allocated Parking Space

- Located Close to Brampton Town Centre
- Spacious Living Room
- Two Double Bedrooms
- Small Gravelled Rear Garden
- EPC - C

# Beck Riggs

Brampton, CA8 1AL

Guide Price £85,000



NO CHAIN - This two double bedroom first floor apartment is conveniently located within walking distance of Brampton Town Centre and is ready for the new owner to move straight in and add their own stamp over time. The apartment offers a generous interior including a spacious living room and two double bedrooms. Externally, there is a small rear garden area along with an allocated parking space. Contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall to the ground floor with a landing, living room, kitchen, two bedrooms and shower room on the first floor. Externally there is a small rear garden area and an allocated parking space. EPC - C and Council Tax Band - A.

Beck Riggs is conveniently located within Brampton, just off Longtown Road and within walking distance of the town centre and William Howard School. The market town boasts many amenities including doctors surgery, shops, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway being within 15 minutes drive. Hadrian's Wall, Brampton Golf Club and Talkin Tarn are all within a short drive, with the Lake District National Park being within 45 minutes drive.

## ENTRANCE HALL

Entrance door from the front, radiator and stairs to the first floor landing.

## LANDING

Stairs up from the ground floor, internal doors to the living room, two bedrooms and shower room, loft-access point and a built-in cupboard.

## LIVING ROOM

15'7" x 15'2" (4.75m x 4.62m)

Two double glazed windows to the front aspect, radiator and a fireplace. Measurements to the maximum points.

## KITCHEN

9'5" x 8'11" (2.87m x 2.72m)

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space for a fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator and a double glazed window to the rear aspect.

## BEDROOM ONE

11'5" x 9'5" (3.48m x 2.87m)

Double glazed window to the rear aspect, radiator and fitted wardrobes with matching dressing table.

## BEDROOM TWO

13'11" x 8'8" (4.24m x 2.64m)

Double glazed window to the front aspect, radiator and a built-in cupboard.

## SHOWER ROOM

6'5" x 6'0" (1.96m x 1.83m)

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure with mains shower. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL

To the front of the property is a small paved area with access door into the apartment. To the rear is

a small gravelled garden area and additionally, a shared access road towards the parking area of which the apartment benefits from one allocated parking space.

## WHAT3WORDS

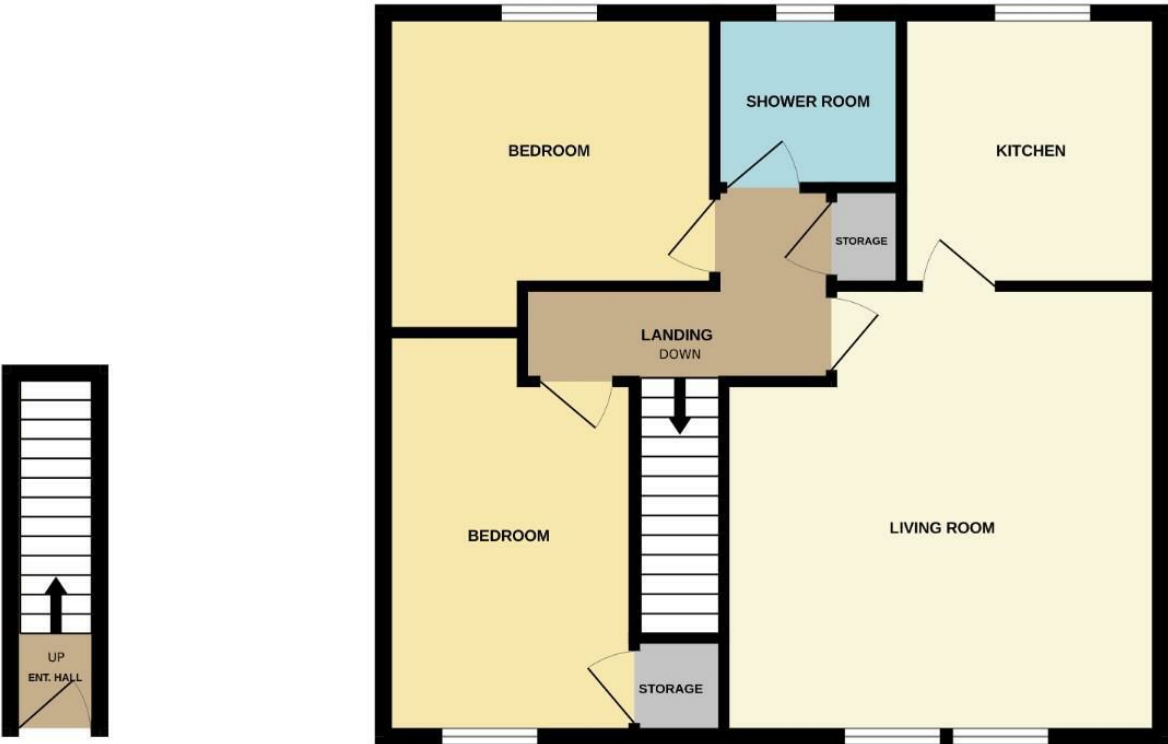
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - take.rental.anguished

## PLEASE NOTE

Leasehold Title - 125 Years from 1 March 1991.



Floorplan



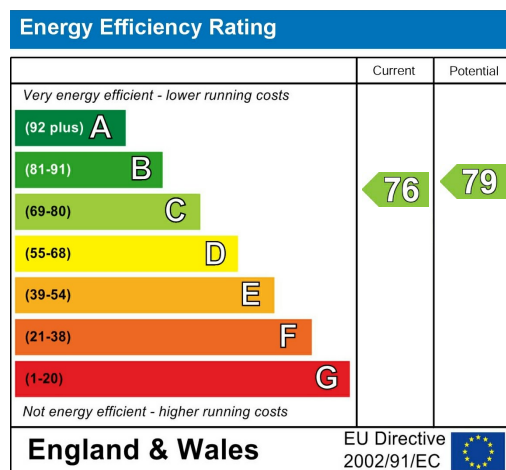








## Energy Efficiency Graph

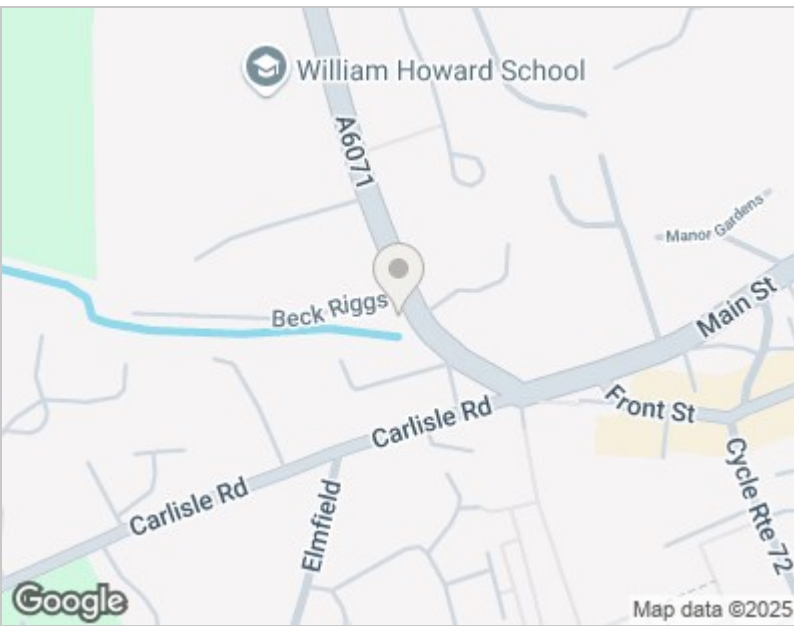


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 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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