HUNTERS®

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4 Milburn Court, Beck Lane

Brampton, CA8 1NE

Guide Price £110,000

2 1 2 D

- No Onward Chain
- Impeccably Presented Throughout
- Contemporary Kitchen & Shower Room
- Stylish Mezzanine Level with Adjoining Store Room
- Electric Heating & Double Glazing
- First Floor Apartment with Second Floor Mezzanine Level
- Open-Plan Living, Dining & Kitchen
- Two Bedrooms
- Located within the Heart of Brampton
- EPC - D

Tel: 01228 584249

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Nestled in the heart of Brampton, this exceptional two-bedroom apartment with a stylish mezzanine offers the perfect blend of character and contemporary living. Boasting its own private entrance, the property is impeccably presented throughout, featuring a sleek modern kitchen and a beautifully designed shower room that seamlessly combine charm with modern comforts. Flooded with natural light, every room exudes sophistication and warmth. The mezzanine level provides a versatile space, ideal for home working, additional living accommodation, or a loft-style bedroom. Ideally located within walking distance of all the town's amenities, this move-in-ready home is offered with no onward chain, making it an effortless choice for its next owner.

The first and second floor accommodation, which has electric heating and double glazing throughout, briefly comprises a hallway, open-plan living, dining & kitchen, two bedrooms and shower room to the first floor with a mezzanine area and store to the second floor. No external space. EPC - D and Council Tax Band - A.

Milburn Court is tucked away nicely just off Beck Lane, within the heart of Brampton. The market town boasts many amenities including doctors surgery, pharmacy, 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.

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FIRST FLOOR:

HALLWAY
Entrance door from the external communal stairs, internal doors to the living area, two bedrooms and shower room, built-in cupboard, electric heater and stairs to the second floor with a small under-stairs store area. The built-in cupboard houses the water cylinder with electric immersion.

LIVING AREA
12'2" x 10'8" (3.71m x 3.25m)
Two double glazed windows and exposed beams to the ceiling. Electric heater, electric fire with marble hearth, sofa and chair are all included within the sale. Measurements to the maximum points.

DINING AREA
9'1" x 5'7" (2.77m x 1.70m)
Three double glazed windows.

KITCHEN AREA
10'8" x 8'5" (3.25m x 2.57m)
Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces, splashbacks and upstands above. Freestanding electric cooker, extractor unit, washing machine, integrated dishwasher, integrated ender-counter fridge, one bowl stainless steel sink with mixer tap, under counter lighting, electric heater, two double glazed windows and exposed beams to the ceiling.

BEDROOM ONE
11'0" x 10'7" (3.35m x 3.23m)
Double glazed window, electric heater, built-in cupboard and exposed beams to the ceiling.

BEDROOM TWO
8'11" x 6'8" (2.72m x 2.03m)
Double glazed window, electric heater and exposed beams to the ceiling.

SHOWER ROOM
6'6" x 5'8" (1.98m x 1.73m)
Three piece suite comprising a WC. vanity wash hand basin and walk-in shower enclosure benefitting a mains shower with rainfall shower head. Fully-boarded walls, electric fan heater and a double glazed Velux window.

SECOND FLOOR:

MEZZANINE AREA
10'1" x 9'5" (3.07m x 2.87m)
Open to the living, dining & kitchen area below, benefitting two double glazed Velux windows and an internal door to the store room. Measurements to the maximum points.

STORE ROOM
11'4" x 6'11" (3.45m x 2.11m)
Lighting internally. Measurements to the maximum points.

EXTERNAL:
Communal stairs to the first floor landing area. Parking is available on-street, permit may be required.

WHAT3WORDS
For the location of this property please visit the What3Words App and enter - indicates.basher.excusing

PLEASE NOTE
Leasehold Title - 999 Years from 1 July 1988. Service charge approximately £300 per annum with One Peppercorn ground rent.

AML DISCLOSURE
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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.

Floorplan

GROUND FLOOR
1ST FLOOR
BEDROOM
SHOWER ROOM
STORAGE
LIVING/DINING/KITCHEN
UP
STORAGE
HALLWAY
BEDROOM
STORAGE
MEZZANINE
LANDING
DOWN
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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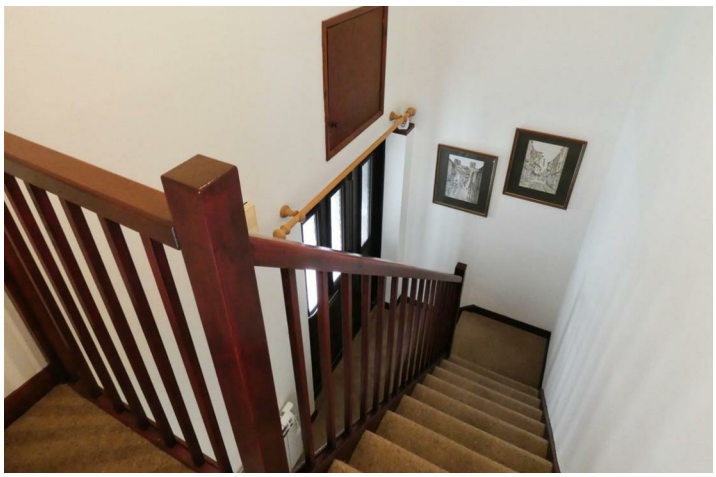
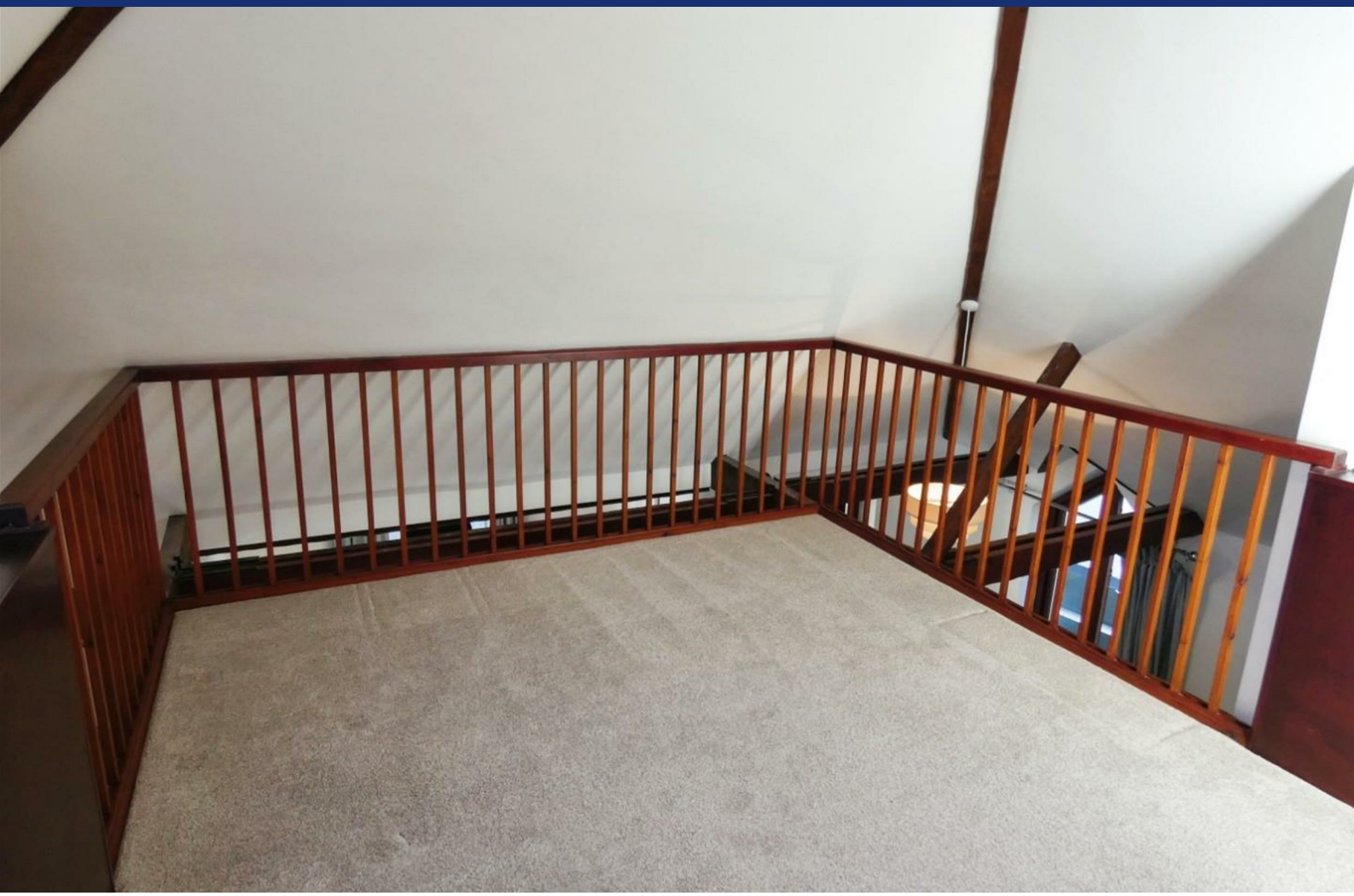
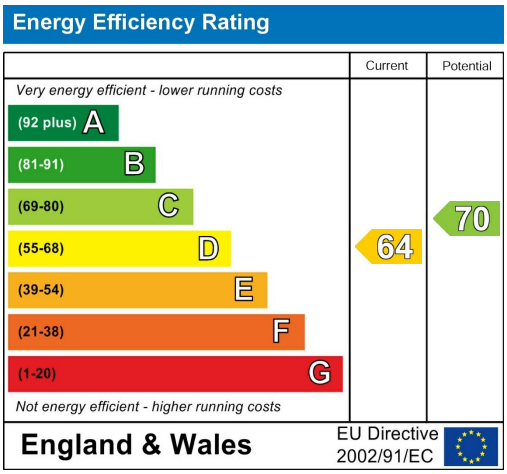
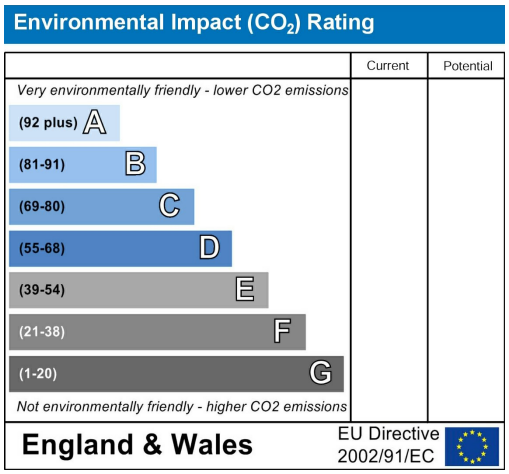




Energy Efficiency Graph

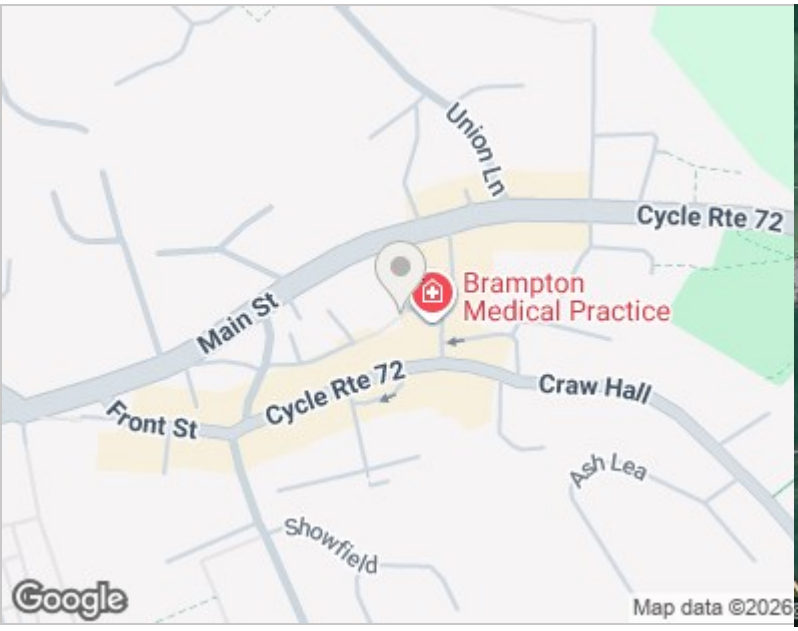




Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map

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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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The Property Ombudsman