



## Apartment 4, Cavendish Court

Warwick Square, Carlisle, CA1 1EL

Guide Price £185,000

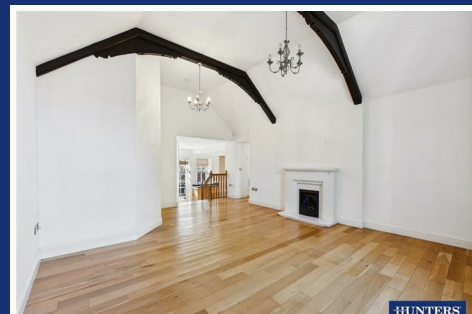


- Spacious First-Floor Apartment
- Characterful & Quirky Accommodation
- Large Living Room with Vaulted Ceiling & Gas Fire
- Two Double Bedrooms with Master En-Suite
- One Allocated Parking Space & Telecom Entry System
- Located Moments from the City Centre
- Ideal for First Time Buyers, Landlords and Professionals
- Dining Kitchen with Balcony
- Three Piece Bathroom with Utility Cupboard
- EPC - D

# Apartment 4, Cavendish Court

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**NO CHAIN** – This spacious first-floor apartment is ideally located just moments from Carlisle City Centre and offers characterful accommodation that will appeal to a wide range of buyers. Nicely presented throughout, the property features a stylish open-plan layout, with a generous living room flowing seamlessly into the dining kitchen and out through double doors onto a private balcony. Both bedrooms are good-sized doubles with striking vaulted ceilings, while the master benefits from fitted bedroom furniture and a convenient en-suite shower room. For added convenience, the apartment also includes an allocated parking space to the rear and a telecom entry system. Don't miss out, contact Hunters Carlisle today to arrange your viewing of this fantastic apartment.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining kitchen, hallway, two bedrooms, en-suite and bathroom internally. Externally there is one allocated parking space. EPC - D and Council Tax Band - B.

Located on the corner of Warwick Square and Warwick Road, one of the Border City's main arterial routes, which benefits easy access into the City Centre along with access back towards Rosehill which has connections to the M6 Motorway J43 and the A69. Within the City Centre itself, there is an excellent array of conveniences including the lanes shopping centre, convenience stores, supermarkets and highly reputable bars and restaurants. For rail commuting, Carlisle's Citadel railway station offers high speed rail links both North and South via the West Coast mainline. Schools and Nurseries for all ages can be found within proximity to Warwick Road along with approved plans for the new £77.5m University of Cumbria Campus within the city centre.



## GROUND FLOOR:

### COMMUNAL ENTRANCE HALL

Entrance door from the front, internal doors to the individual apartments, stairs to the first floor landing and multiple feature windows.

## FIRST FLOOR:

### ENTRANCE HALL & STORE

5'4" x 4'1" (1.63m x 1.24m)

Entrance Hall:

Entrance door from the communal hallway, internal door to the living room and store, and a radiator.

Store:

Lighting.

### LIVING ROOM

15'6" x 13'9" (4.72m x 4.19m)

Double glazed window to the front aspect, gas fire with surround and hearth, radiator, vaulted ceiling with exposed beams, opening to the hallway and steps down to the dining kitchen.

### DINING KITCHEN

15'2" x 12'6" (4.62m x 3.81m)

Fitted kitchen comprising a range of base, wall and drawer units with matching stone worksurfaces, upstands and splashback above. Integrated double oven, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, wall-mounted and enclosed gas boiler, inset one and a half bowl stainless steel sink with mixer tap, radiator, double glazed patio doors to the balcony and a double glazed window to the rear aspect.

### HALLWAY

Internal doors to two bedrooms and bathroom, vaulted ceiling with exposed beams, radiator and a double glazed window to the side aspect.

### MASTER BEDROOM & EN-SUITE

12'5" x 11'8" (3.78m x 3.56m)

Master Bedroom:

Double glazed window to the front aspect with secondary glazing unit, radiator, vaulted ceiling with exposed beams, fitted bedroom furniture including wardrobes, drawers and dressing table and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity wash basin and shower enclosure with mains shower. Chrome towel radiator, extractor fan and an obscured double glazed window.

## BEDROOM TWO

11'9" x 11'9" (3.58m x 3.58m)

Two doubled glazed windows to the front aspect, radiator, vaulted ceiling with exposed beams, loft-access point and a built-in wardrobes with double doors

## BATHROOM

8'6" x 8'0" (2.59m x 2.44m)

Three piece suite comprising a WC, vanity wash basin and bath with mains shower over. Radiator, extractor fan, loft-access point and an obscured double glazed window. There is an built-in cupboard which includes plumbing for a washing machine and venting for a tumble dryer. Measurements including the built-in cupboard.

## EXTERNAL:

One allocated parking space within the car park at the rear.

## WHAT3WORDS

For the location of this property please visit the What3Words app and enter- solar.melt.wrong

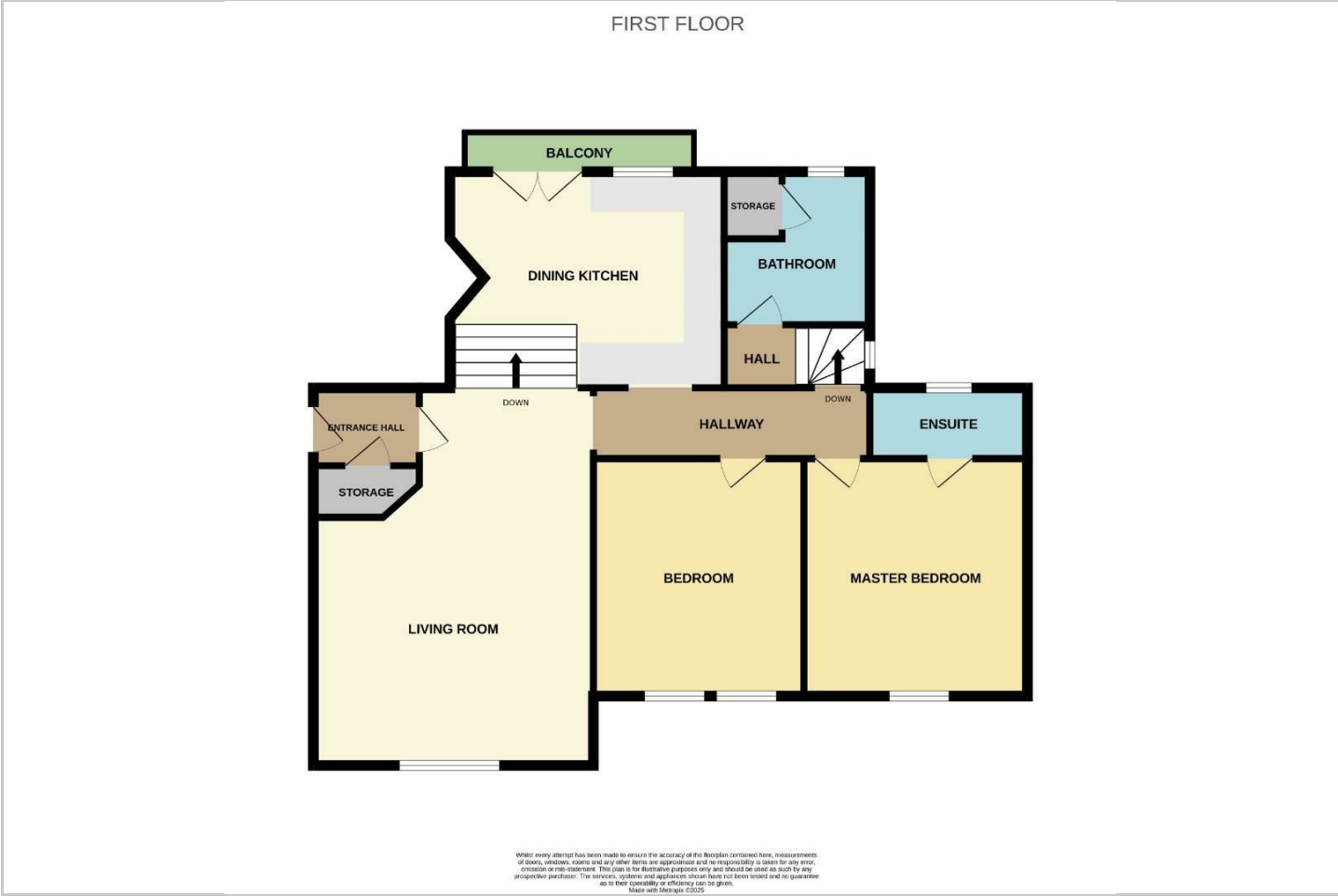
## AML DISCLOSURE

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.

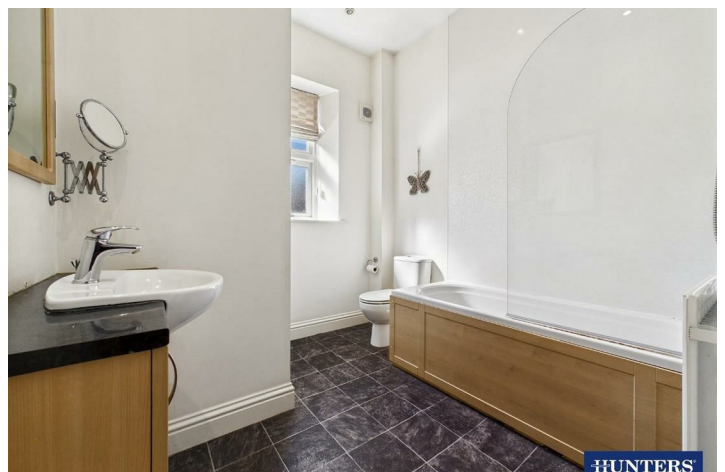
## PLEASE NOTE

Leasehold Title - 999 Years from 1 September 2006. Ground rent of approximately £150.00 per annum plus a service charge of approximately £240.00 per annum.

Floorplan



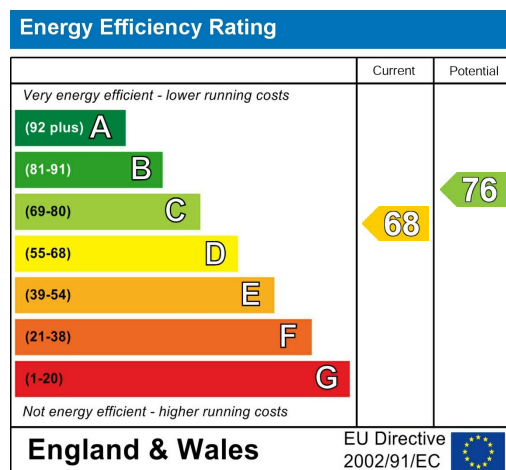








## Energy Efficiency Graph

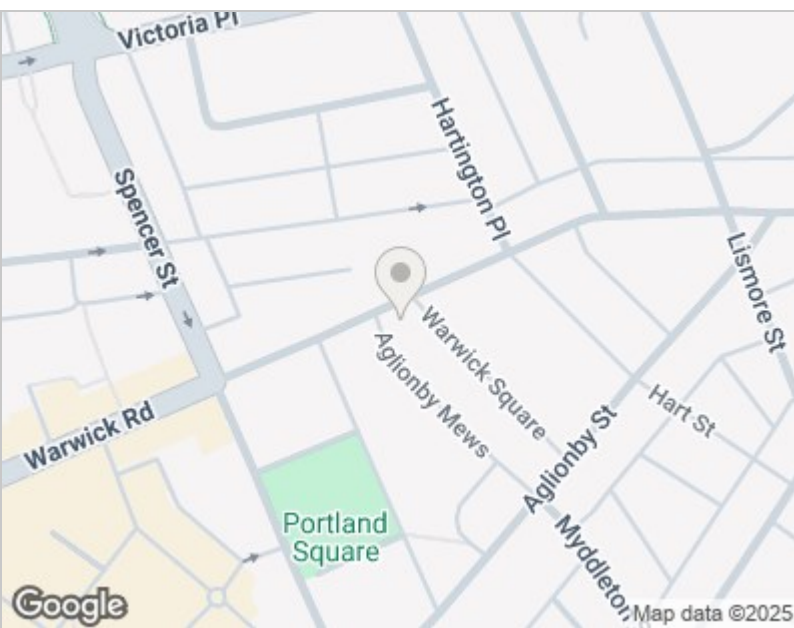


## Viewing

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



**HUNTERS**  
HERE TO GET you THERE

Tel: 01228 584249



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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