HUNTERS®

HERE TO GET *you* THERE



Beck Lane

Brampton, CA8 1NE

Offers Over £100,000

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

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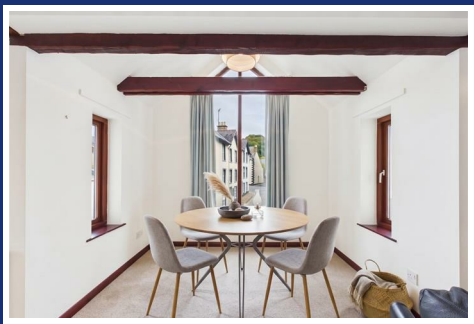




NO CHAIN - Situated in the heart of the historic market town of Brampton, this beautifully presented two-bedroom first-floor apartment offers a delightful blend of impressive character and contemporary style. Boasting its own private entrance, the property enjoys an abundance of natural light throughout and showcases charming exposed beams alongside stylish, modern finishes. The thoughtfully arranged accommodation features an impressive open-plan living, dining and kitchen area, two bedrooms and a beautifully appointed shower room. Adding to the property's unique appeal is a characterful mezzanine level with adjoining store room, providing a versatile space perfectly suited to home working, a cosy reading retreat or additional relaxation space. Immaculately presented throughout, the apartment offers the convenience of modern living while retaining a wonderful sense of character and individuality. Offering excellent versatility and appealing to a wide range of purchasers, including first-time buyers, those seeking a holiday home or investors looking for an attractive addition to their portfolio, the property presents a fantastic opportunity. Early viewing is highly recommended to fully appreciate the charm, quality and versatility of this exceptional apartment.

Utilities, Services & Ratings:
Electric Room Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - A.

Brampton is a charming and historic market town offering a wide range of amenities, including a doctor’s surgery, shops, a post office, public houses and both primary and secondary schools. The town is well placed for excellent transport links, with the A69 providing convenient access towards Carlisle and Newcastle, while junctions 43 and 44 of the M6 motorway are also within easy reach. For lovers of the great outdoors, Brampton Golf Club offers an impressive 18-hole course with stunning panoramic views, while Hadrian’s Wall, Talkin Tarn and the surrounding Cumbrian countryside provide endless opportunities for walking and exploring. The Lake District National Park is also readily accessible, making Brampton an excellent base for enjoying both everyday convenience and the beautiful landscapes of the wider region.

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.

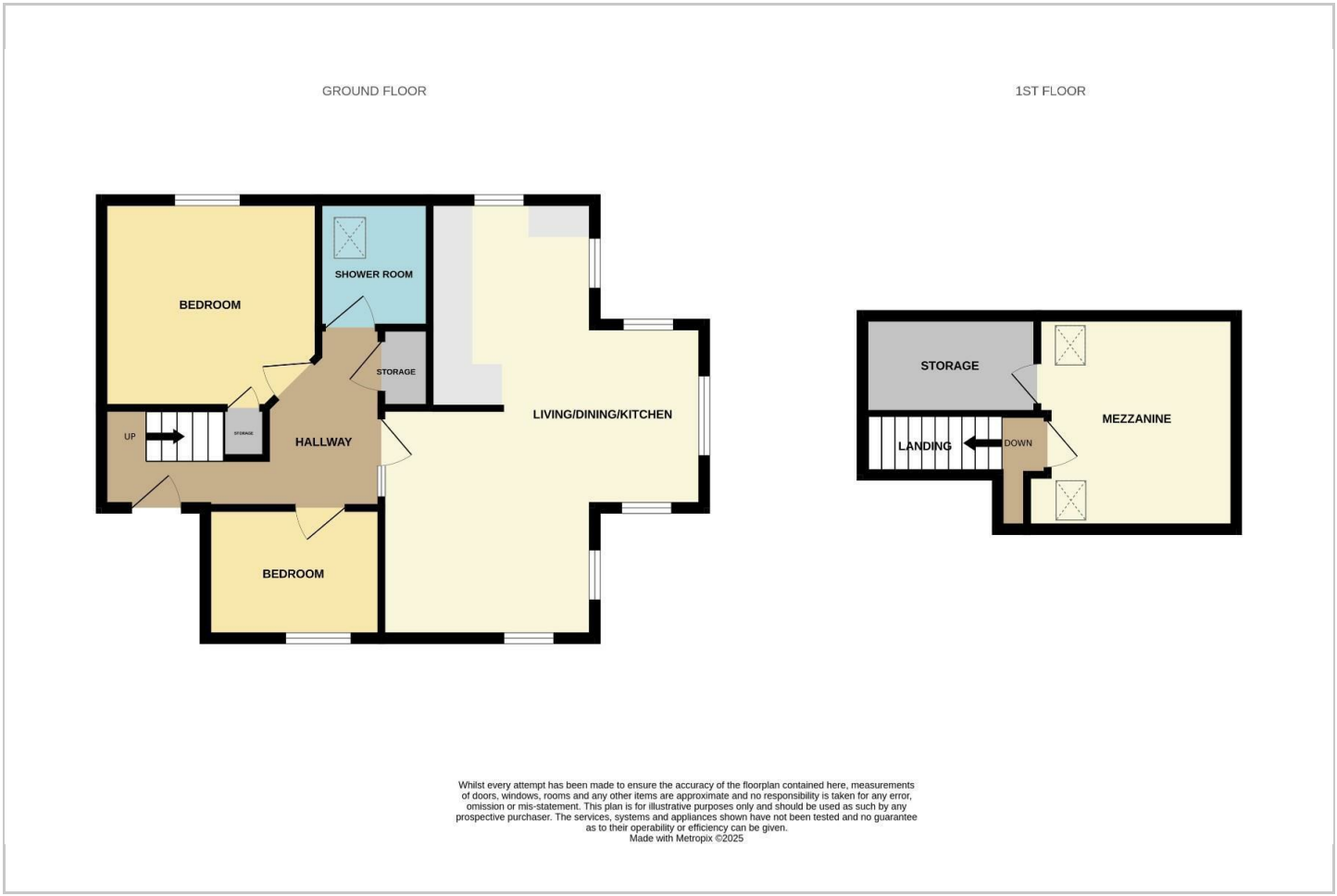
EXTERNAL:
Communal stairs to the first floor landing area. Parking is available on-street, permit may be required.

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 £40 (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



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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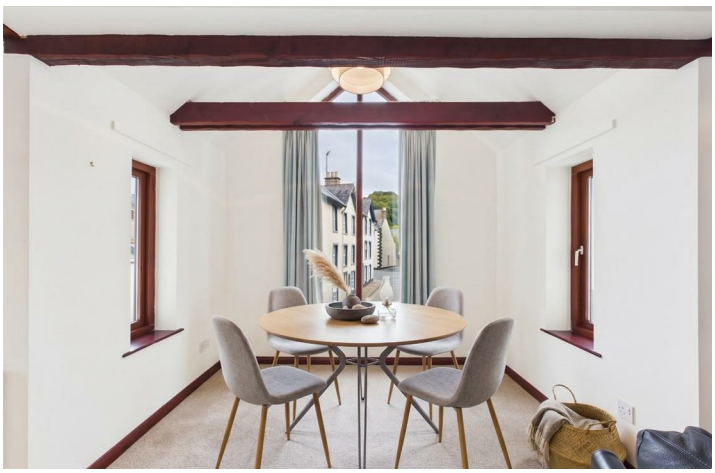






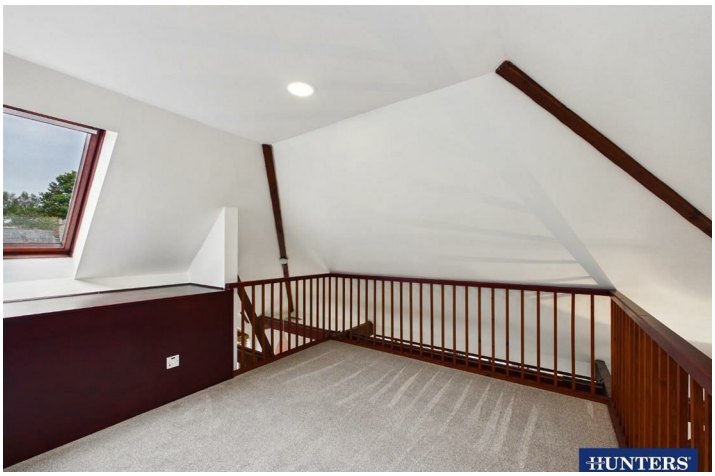


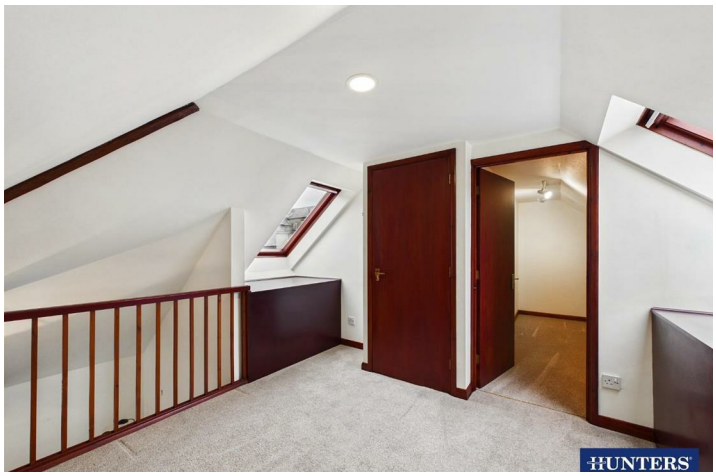








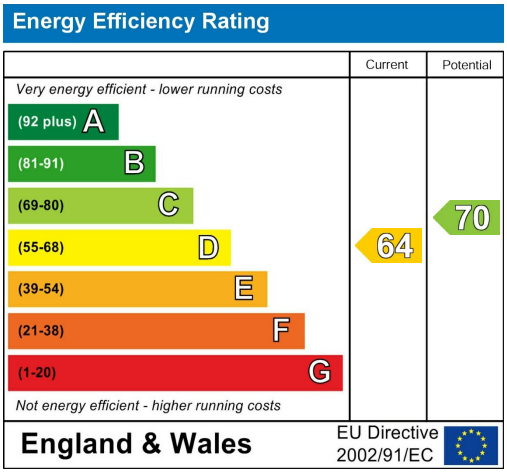


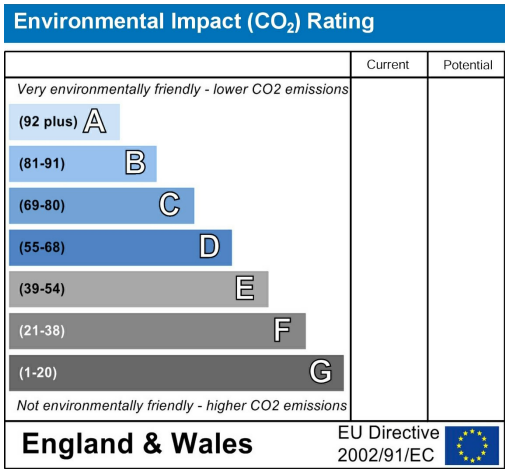






Energy Efficiency Graph





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







Tel: 01228 584249

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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