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# Sutton Close

Longtown, Carlisle, CA6 5WD

## Guide Price £70,000

2 1 1 C

- No Onward Chain
- Well Presented and Easy-Maintenance
- Juliet Balcony to the Living Room with Lovely Elevated Outlook
- Three-Piece Bathroom
- Allocated Parking Space with Visitors Parking Available
- Modern First-Floor Apartment
- Attractive Open-Plan Living Room & Dining Kitchen
- Two Double Bedrooms
- Excellent Internal Storage
- EPC - C

Tel: 01228 584249

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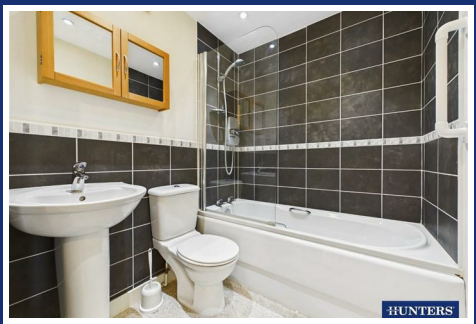


Offered to the market with no onward chain, this modern two-bedroom first-floor apartment on Sutton Close presents a superb opportunity for buyers seeking a well-presented and easy-maintenance home in a convenient location. Perfectly suited to first-time buyers, downsizers, professionals and investors alike, the property offers bright and thoughtfully arranged accommodation designed for comfortable modern living. The attractive open-plan living room and dining kitchen creates a welcoming and sociable space, further enhanced by a Juliet balcony which draws in natural light and enjoys a lovely elevated outlook. There are two double bedrooms, a smart three-piece bathroom and excellent internal storage, ensuring the apartment is as practical as it is appealing. Complete with an allocated parking space and additional visitors parking, this is a fantastic turn-key home offering ease, convenience and broad buyer appeal. A viewing is essential to appreciate, contact Hunters today.

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

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

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## GROUND FLOOR:

### COMMUNAL ENTRANCE AND HALLWAYS

Communal entrance door from the front with double glazed side window, telecom entry system, timer-switch lighting, meter cupboard, apartment post boxes, and stairs to the first floor landing.

## FIRST FLOOR:

### HALLWAY

Private entrance door from the first floor communal landing, internal doors to the living room, two bedrooms and bathroom, electric radiator, built-in cupboard, and a built-in cupboard with water-tank internally.

### LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors with Juliet balcony, two electric radiators, and the telecom entry-system telephone.

### DINING KITCHEN

Fitted base and wall units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated washer dryer, one and a half bowl stainless steel sink with mixer tap, and recessed lighting.

### BEDROOM ONE

Double glazed window to the rear aspect, electric radiator, and fitted wardrobes.

### BEDROOM TWO

Double glazed window to the rear aspect, and an electric radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with electric shower over. Part-tiled walls, electric towel radiator, recessed lighting, and an extractor fan.

## EXTERNAL:

To the rear of the building is a residents car park, with one allocated parking space for number 7 and visitors parking spaces available. To the side of the building is an area which houses the communal bins.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - sectors.newspaper.scary

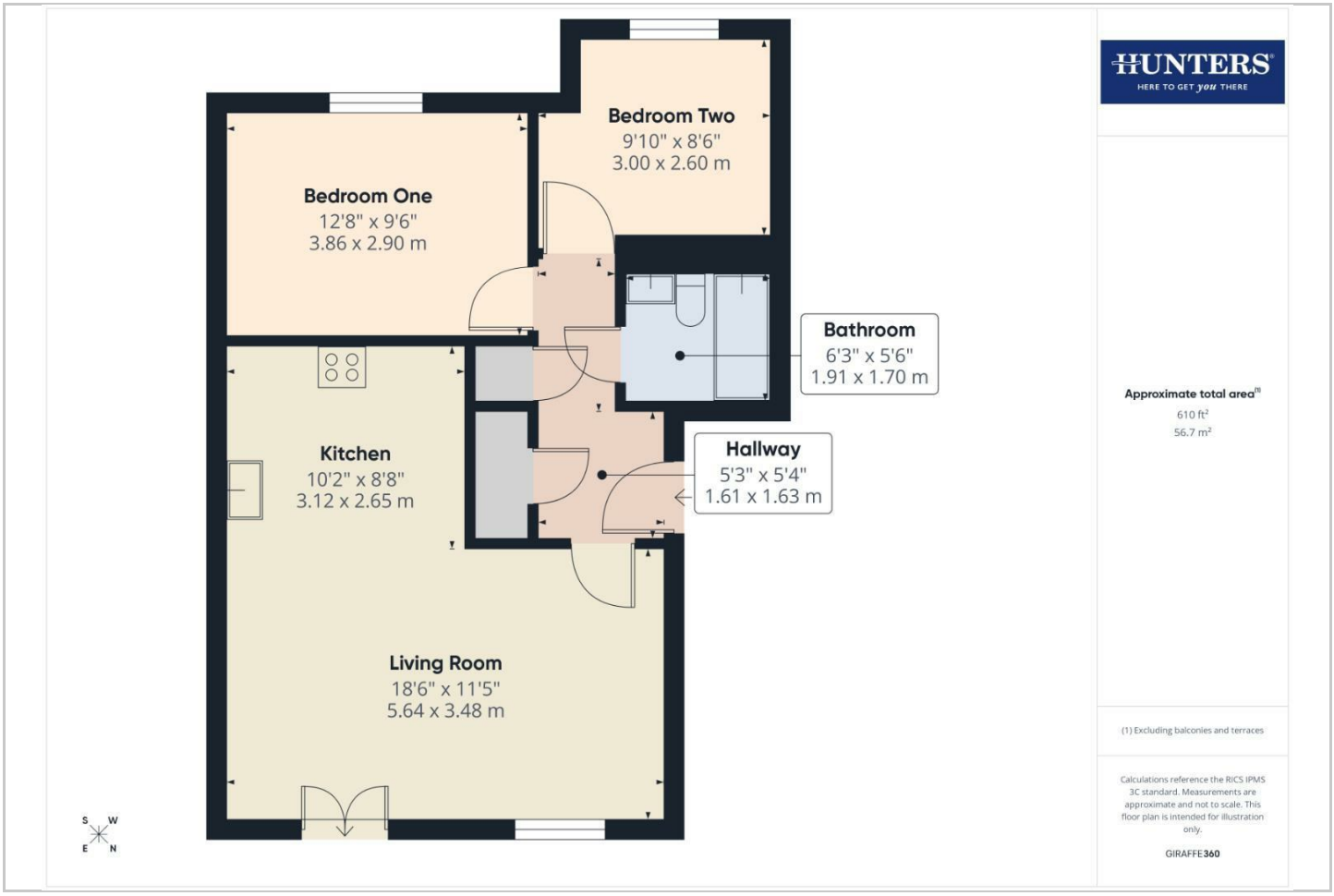
## AML DISCLOSURE:

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.

## AGENTS NOTE:

Leasehold Title - 125 Years from 1 January 2007. Service charge payable at approximately £2558.66 per annum for the upkeep of the communal areas and buildings insurance. Ground rent payable at approximately £200.00 per annum.

Floorplan


Bedroom Two
9'10" x 8'6"
3.00 x 2.60 m
Bedroom One
12'8" x 9'6"
3.86 x 2.90 m
Bathroom
6'3" x 5'6"
1.91 x 1.70 m
Kitchen
10'2" x 8'8"
3.12 x 2.65 m
Hallway
5'3" x 5'4"
1.61 x 1.63 m
Living Room
18'6" x 11'5"
5.64 x 3.48 m
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Approximate total area(1)
610 ft²
56.7 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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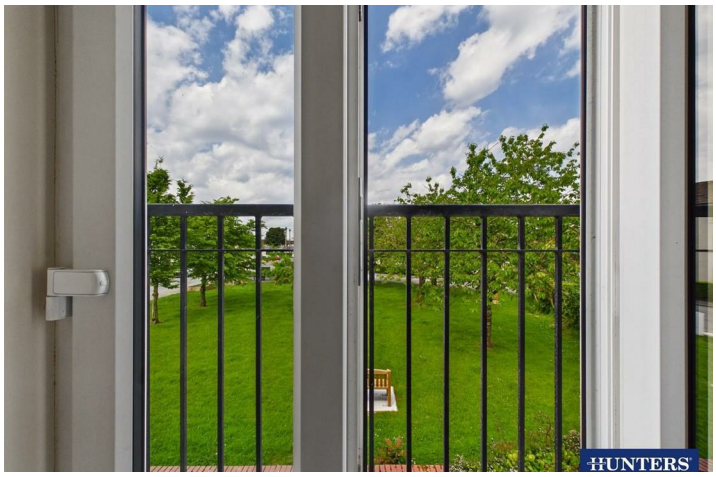
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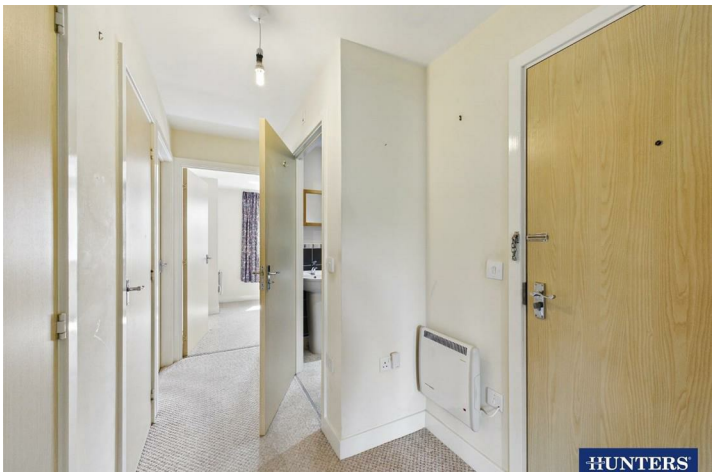
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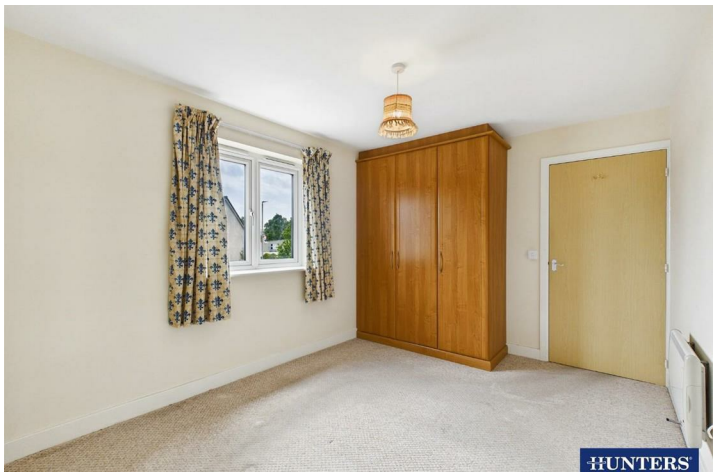
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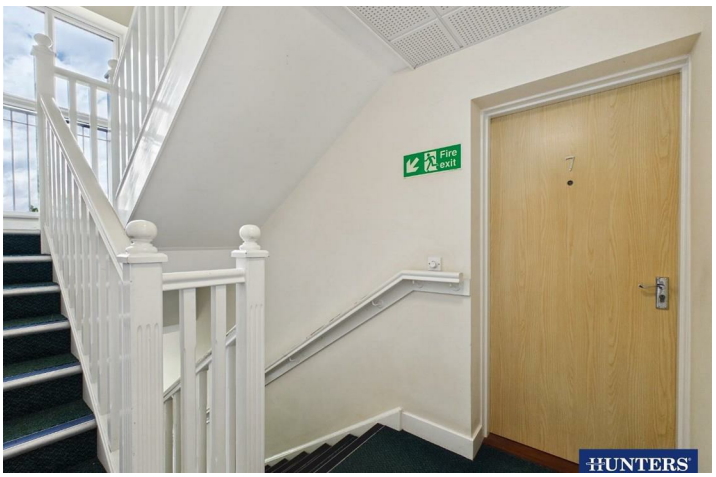
Fire exit
7
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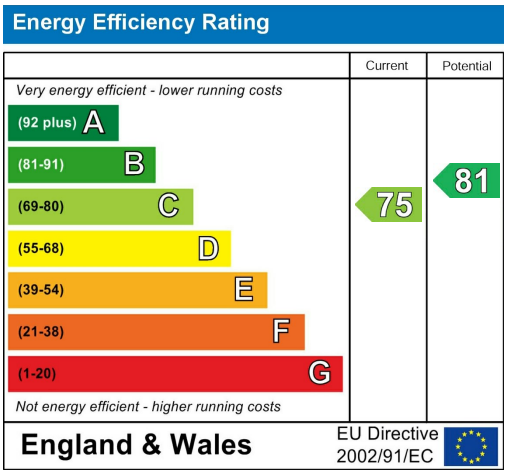
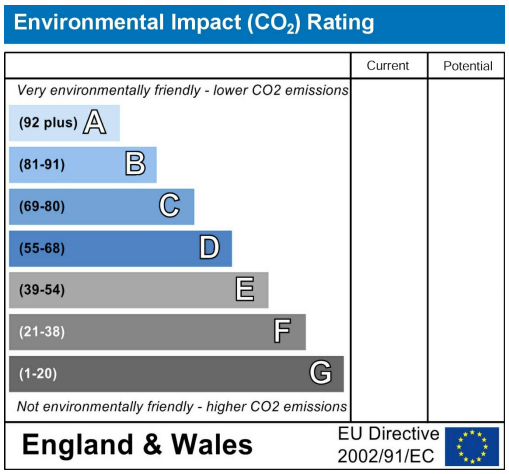
## Energy Efficiency Graph

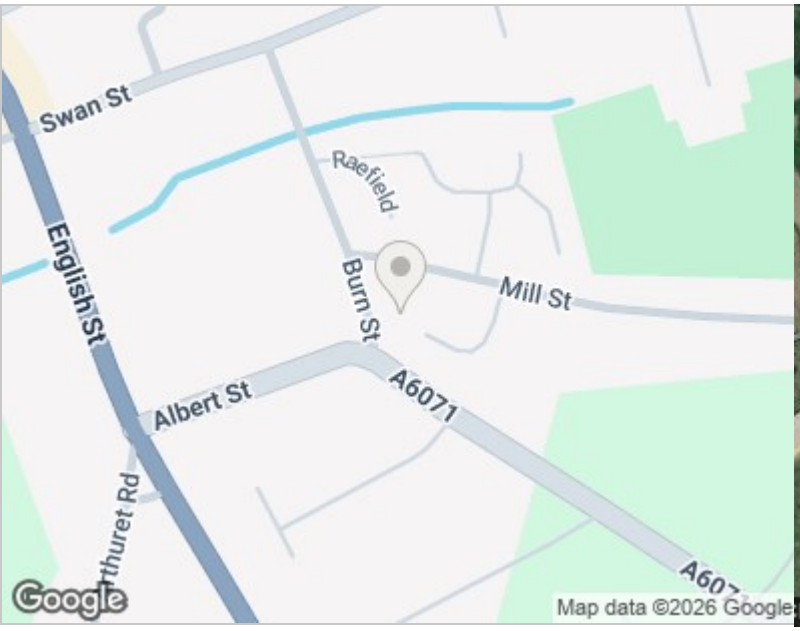


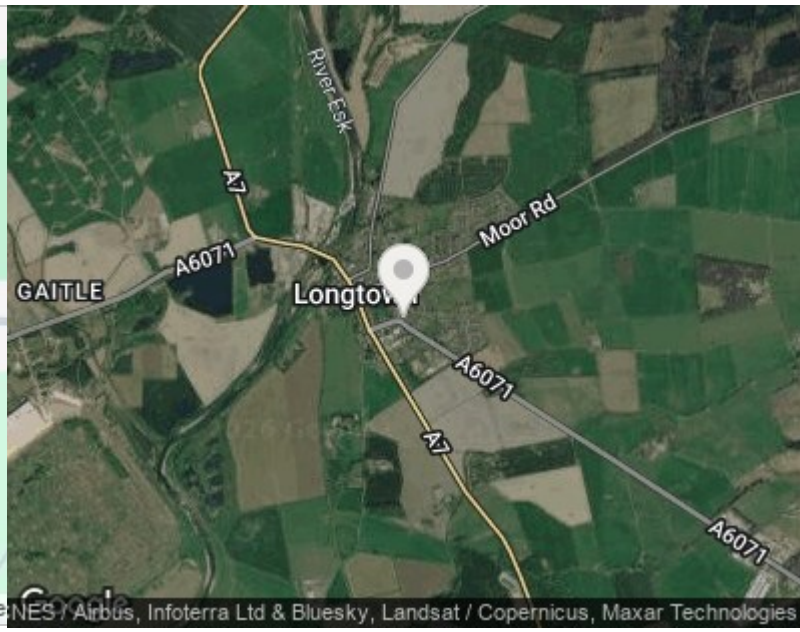

## Viewing

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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