



## Reiver Place

Carlisle, CA3 0AQ

Guide Price £205,000



- Beautifully Presented Second Floor Apartment
- Spacious Living Room with Balcony
- Three Good-Sized Bedrooms with Master En-Suite
- Large Single Garage & Allocated Parking
- Sought After Area of Carlisle

- Excellent Condition Throughout with Fresh Redecoration & New Carpets
- Well-Appointed Dining Kitchen with Integrated Appliances
- Generous Three-Piece Family Shower Room
- Lift-Serviced Building with Maintained Communal Areas
- EPC - C

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This beautifully presented three-bedroom, second-floor apartment, complete with a balcony and garage, is offered to the market in excellent condition throughout, having recently benefited from new carpets and fresh redecoration. Enjoying a bright and airy feel with elevated views, the accommodation includes a spacious living room with direct access to the balcony, a well-appointed dining kitchen with integrated appliances, three good-sized bedrooms, an en-suite shower room to the master bedroom, and a generous family shower room. Further enhancing the appeal is a large single garage, ideal for storage, together with an allocated parking space within the secure residents' car park. Reiver Place is a lift-serviced building with a secure telecom entry system, making it an ideal choice for those seeking a low-maintenance and easy-living home. Perfectly suited to buyers looking for a property that is ready to move straight into, this excellent apartment is positioned within a sought-after area of Carlisle, with a superb range of amenities and transport links close by. Early viewing is highly recommended.

#### Utilities, Services & Ratings:

Electric Ceiling Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

Situated to the north of Carlisle, this is a highly desirable and well-established location, favoured for its excellent range of nearby amenities and superb transport connections. Everyday conveniences are particularly well catered for, with ASDA, M&S Foodhall and Next Home at Kingstown Retail Park, together with Morrisons, Aldi, Home Bargains, Bannatynes Health Club & Spa, North Carlisle Medical Practice and The Gosling Bridge Inn all within easy reach, while Carlisle city centre provides a wider selection of shopping, dining and social amenities. The area is also well placed for schooling and day-to-day family life, with Carlisle railway station easily accessible for those travelling further afield.

For commuters, the M6 at Junction 44, the A69 and the city bypass are all conveniently close by, making travel throughout the region and beyond both straightforward and efficient.

## GROUND FLOOR:

Communal entrance door with telecom entry system, leading to the communal hallway with staircase and lift to all floors.

## SECOND FLOOR:

Entrance door to Apartment 10.

## HALLWAY

Entrance door from the communal hallway, internal doors to the living room, three bedrooms and shower room, telecom entry-system, ceiling heating, built-in cupboard with double doors, and a further built-in cupboard with double doors including plumbing for a washing machine internally.

## LIVING ROOM

Feature timber-panel wall, double glazed French doors to the balcony, internal door to the dining kitchen, and ceiling heating.

## DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, ceiling heating and two double glazed windows.

## MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window, ceiling heating, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower unit. Part-tiled walls, electric chrome towel radiator, shaver point, extractor fan and ceiling heating.

## BEDROOM TWO

Double glazed window and ceiling heating.

## BEDROOM THREE

Double glazed window and ceiling heating.

## SHOWER ROOM

Three piece suite comprising a vanity unit with WC and wash basin, and a double shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded and part-tiled walls, electric chrome towel radiator, shaver point, extractor fan, and ceiling heating.

## EXTERNAL:

Reiver Place is a modern-style apartment building which

includes a residents carpark with secure barrier entry system. The apartment benefits one parking space situated in-front of the garage, with visitors parking available and an area dedicated for storage of the communal bins.

## GARAGE

Electric up-and-over door with remote fob, power and lighting.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter -sooner.spirit.meant

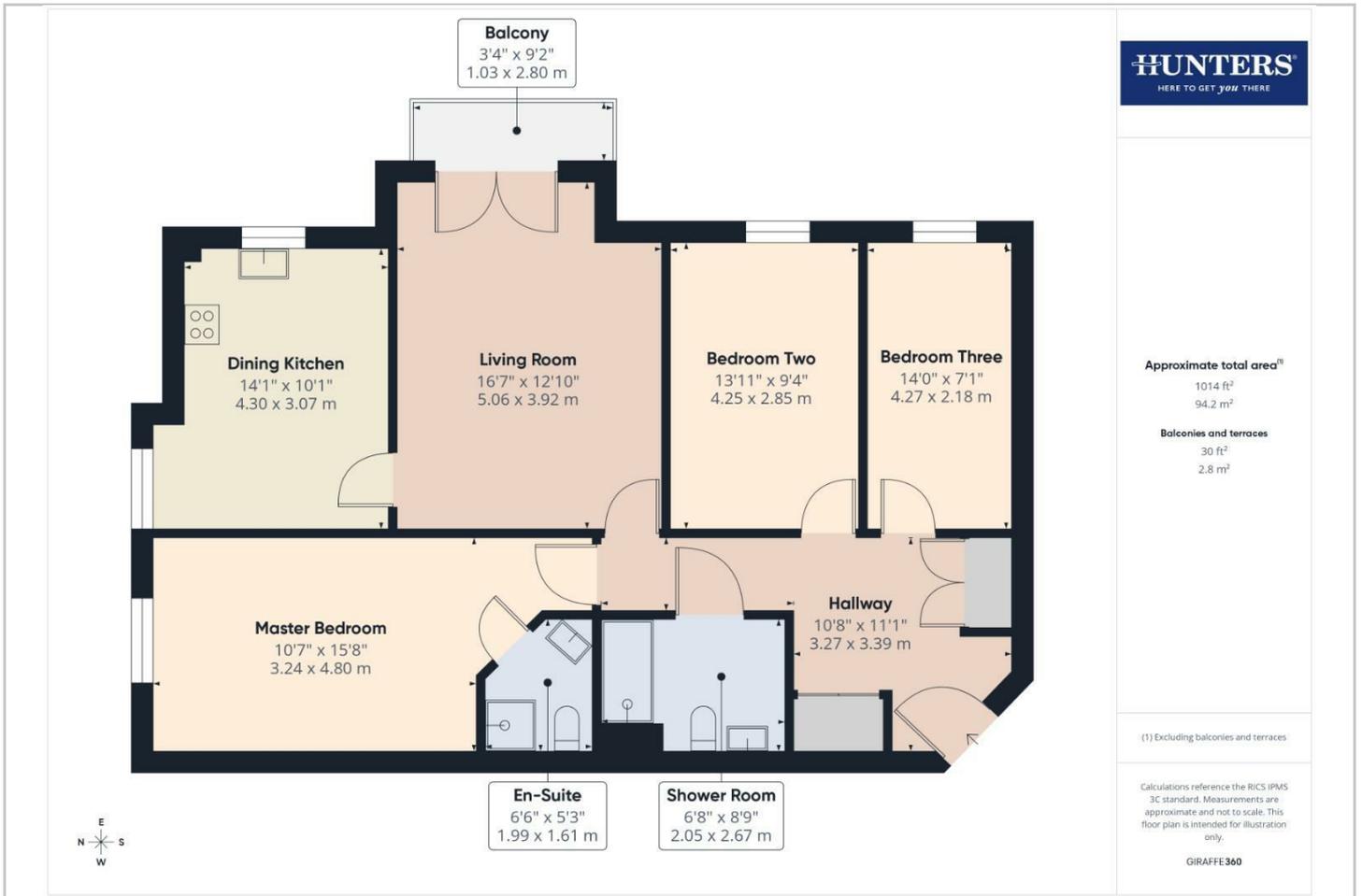
## AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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 - 999 Years from 1 March 2003. A service charge of approximately £1470.00 per annum is payable.

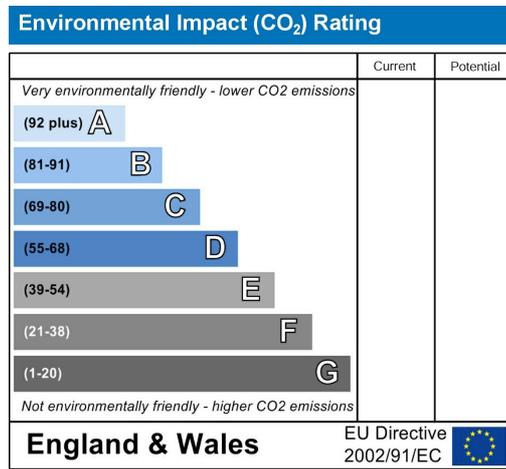
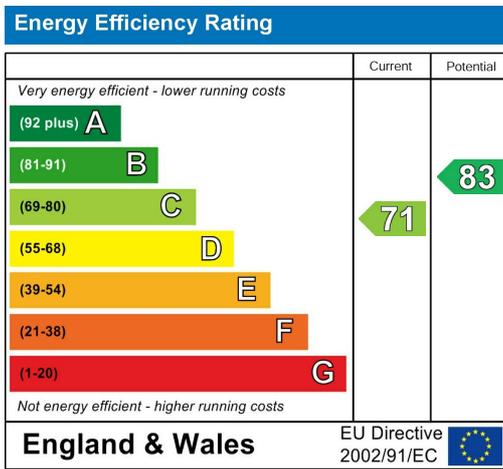
# Floorplan







### 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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HERE TO GET *you* THERE



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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