



Haydock Drive

Carlisle, CA2 4QY

Guide Price £135,000



- Spacious Second-Floor Apartment
- Nicely Presented Throughout
- Modern Open-Plan Kitchen & Living Room
- Master En-Suite Shower Room & Three-Piece Bathroom
- Ideal for First Time Buyers, Professionals & Investment Landlords
- Popular 'Story Homes' Development
- Wonderful Views towards Hammonds Pond
- Two Double Bedrooms with the Master Including Fitted Wardrobes and En-Suite
- Two Allocated Parking Spaces plus Visitor Parking
- EPC - B

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NO CHAIN - This modern two bedroom second-floor apartment is very well presented throughout and ready for the new owner to move straight in and enjoy immediately. Offering a thoughtfully designed layout, there is an open-plan kitchen and living room which provides excellent space for day-to-day living, along with enjoying an uninterrupted and spectacular view towards Hammonds Pond. Both bedrooms are comfortable doubles, along with the master bedroom boasting luxurious fitted wardrobes and drawers, along with its own en-suite shower room. A three piece bathroom completes the interior accommodation. Externally, the apartment benefits two allocated parking spaces along with ample visitors parking. Directly outside the communal front door, there is a footpath that leads directly to Hammonds Pond, truly captivating the feel of countryside right on your doorstep. A viewing is essential to appreciate the space, quality and outlook this exceptional apartment offers.

The second-floor accommodation, which has gas central heating and double glazing throughout, briefly comprises a communal hallway, hallway, open-plan kitchen & living room, two double bedrooms, master en-suite and bathroom internally. Externally there are two allocated parking spaces. EPC - B and Council Tax Band - B.

Located to the South of Carlisle on sought after Story Homes 'The Ridings' development, this property has fantastic access into the City with its many amenities and transport links, including shops, supermarkets, restaurants, bars and train station, whilst having a number of schools close by. The beautiful Hammonds Pond is within walking distance, a perfect space for walking and relaxation. For commuting, the M6 motorway J42 is accessible within 10 minutes' drive with the further benefit of the Southern City Bypass, currently under construction and scheduled to be complete late 2025.

COMMUNAL HALLWAY

Access door from the front of the building along with an additional access door at the rear towards the carpark. There is a telecom entry system for the front door, along with individual apartment post-boxes and stairs to all floors.

SECOND FLOOR:

HALLWAY

Entrance door from the communal hallway, internal doors to the open-plan kitchen & living room, two bedrooms and bathroom, large storage cupboard with double doors, radiator, telecom entry system and a loft-access point.

OPEN-PLAN KITCHEN & LIVING ROOM

Kitchen Area:

Fitted kitchen with breakfast bar, comprising a range of base and wall units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, integrated fridge, integrated freezer, space and plumbing for a washing machine, space for a tumble drier, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, extractor fan, radiator, double glazed window to the front aspect and a double glazed window to the side aspect.

Living Area:

Radiator and a double glazed window to the front aspect.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Fitted wardrobes and drawers, radiator, internal door to the en-suite and a double glazed window to the rear aspect.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Part-tiled walls, tiled flooring, recessed spotlights and an extractor fan.

BEDROOM TWO

Radiator and a double glazed window to the rear aspect.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with hand shower attachment. Part-tiled walls, tiled flooring, recessed spotlights, radiator and an extractor fan.

EXTERNAL:

Two allocated parking spaces to the rear of the building with an enclosed area housing the communal bins. Further visitor parking is available within the vicinity.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - photo.belly.hurry

AML DISCLOSURE

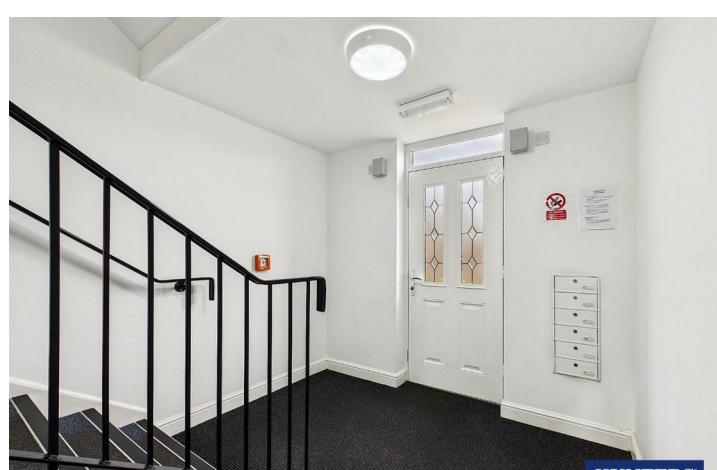
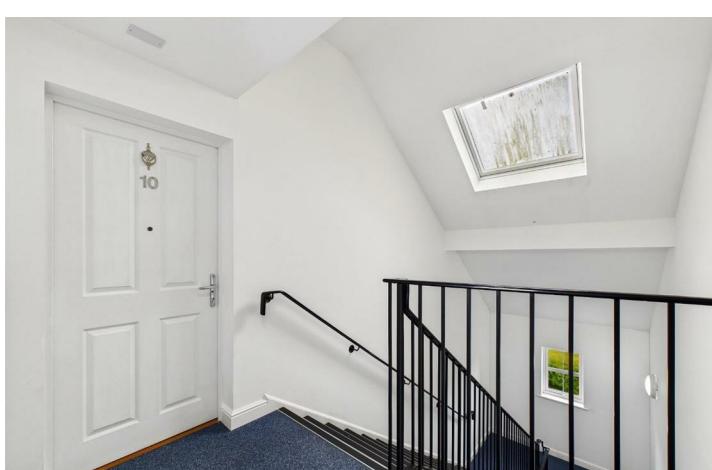
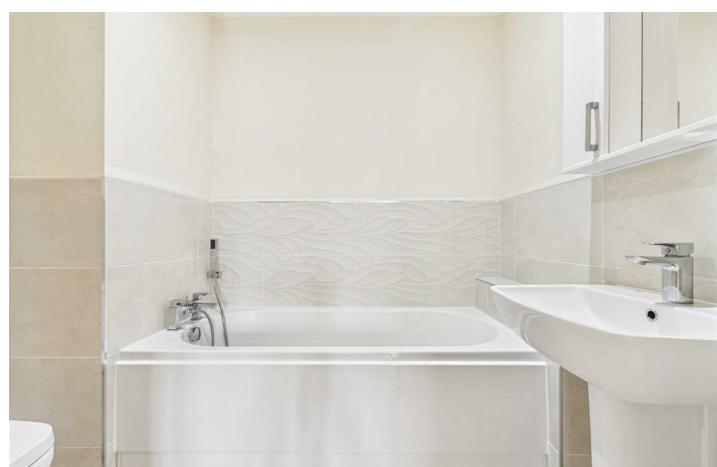
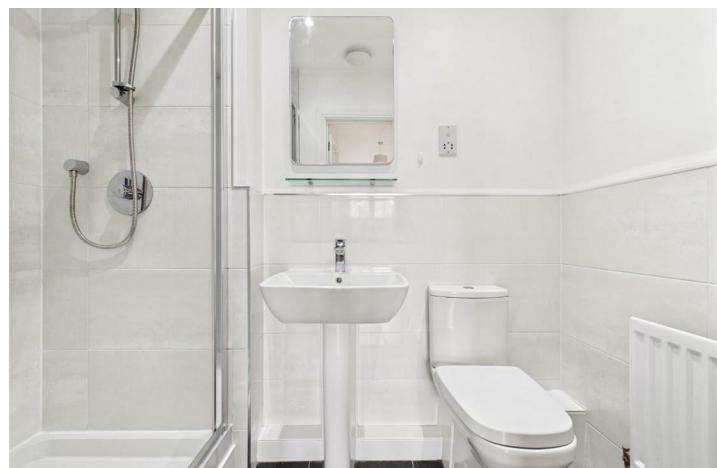
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PLEASE NOTE

Leasehold Title - 999 Years from 1 January 2014. Two service charges totalling approximately £840.00 per annum are payable for the upkeep of the development and apartment building.

Floorplan





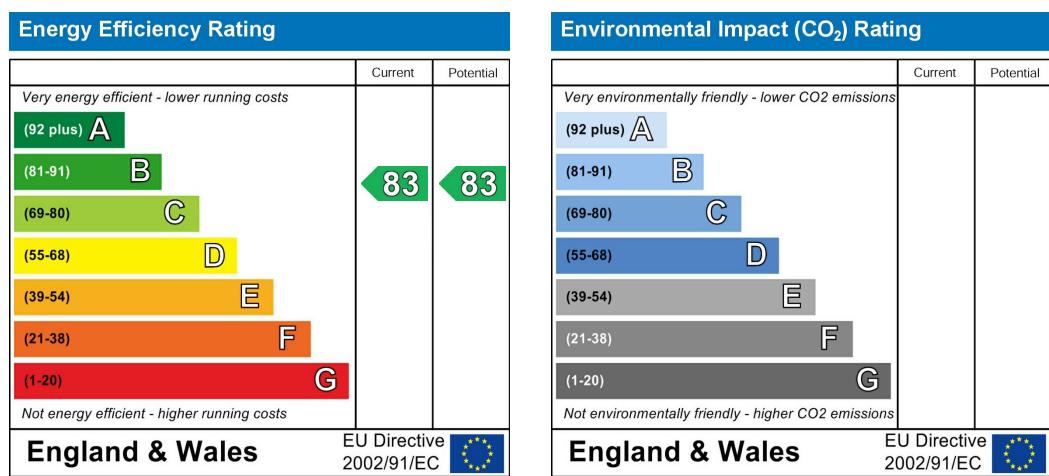
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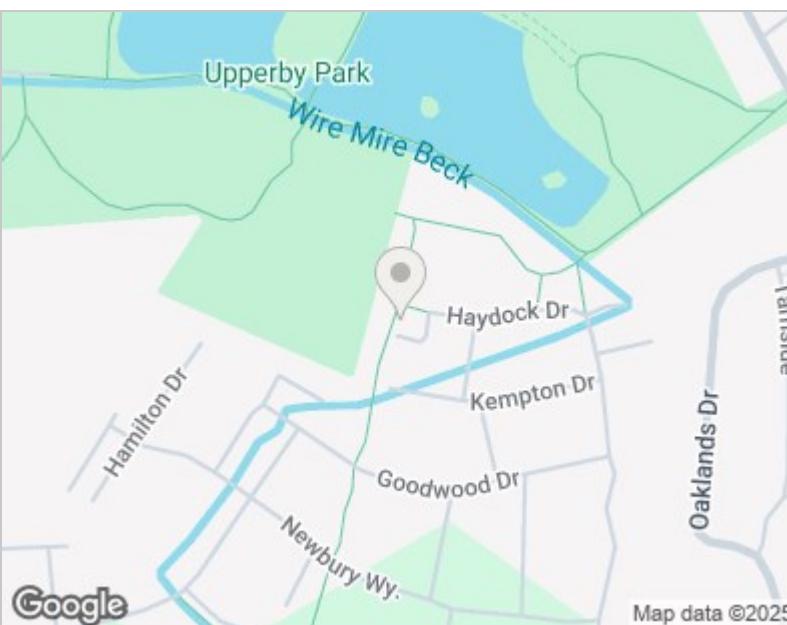
Energy Efficiency Graph



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



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