



## 21 Dixon Court

Shaddongate, Carlisle, CA2 5TX

Guide Price £60,000



- No Onward Chain
- Conveniently Situated in Shaddongate
- Spacious Living Room, Kitchen & Bathroom
- Excellent Storage Internally
- Double Glazing & Gas Central Heating

- First Floor Apartment requiring Modernisation
- Walking Distance to the Cumberland Infirmary, City Centre & Amenities
- One Double Bedroom
- On-Street Parking, Communal Yard & Drying Area
- EPC - TBC

# 21 Dixon Court

## Shaddongate, Carlisle, CA2 5TX

### Guide Price £60,000



**NO CHAIN** – This one-bedroom first-floor apartment is conveniently located on Shaddongate, within easy walking distance of the city centre, Cumberland Infirmary, and a wide range of amenities and transport links. Requiring some modernisation, the property would be well suited to investment landlords, first-time buyers, and professionals alike. Internally, the accommodation comprises a spacious living room, kitchen, double bedroom, and bathroom, complemented by excellent storage options. Externally, the apartment benefits from access to a communal drying area adjacent to the building, with on-street parking available within the surrounding streets.

Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - A.

Shaddongate is a well-established and convenient residential location, ideally positioned on the fringe of Carlisle city centre and offering excellent access to a wide range of local amenities. The area is particularly well placed for those working at or visiting the Cumberland Infirmary, which is within comfortable walking distance, along with a variety of shops, supermarkets, cafés and leisure facilities found throughout the city centre. Carlisle Railway Station and Bus Station provide strong transport links both locally and nationally, while the nearby M6 motorway offers easy connectivity to the wider region, including the Lake District National Park, the Scottish Borders and the North Pennines. Well regarded schools, riverside walks and green spaces are also close at hand, making Shaddongate a practical and appealing location for a broad range of buyers.

## GROUND FLOOR:

### COMMUNAL HALL

Communal entrance door with internal doors to each apartment and staircase to all floors.

## FIRST FLOOR:

### HALLWAY

Private entrance door from the first floor communal landing, internal doors to the living room, kitchen, bedroom, bathroom and store room, built-in cupboard, and a radiator.

### LIVING ROOM

14'9 x 10'4" (4.50m x 3.15m)

Double glazed window to the front aspect, radiator, and a fireplace.

### KITCHEN

10'4" x 7'5" (3.15m x 2.26m)

Double glazed window to the rear aspect, radiator, and a wall-mounted gas boiler.

### BEDROOM ONE

11'9" x 9'8" (3.58m x 2.95m)

Double glazed window to the front aspect, and a radiator.

### BATHROOM

8'0" x 4'10" (2.44m x 1.47m)

Radiator, and an obscured double glazed window.

### STORE ROOM

Power and lighting internally.

## EXTERNAL:

To the rear of the building is a communal yard, providing access to the main entrance door, with a communal drying area located to the side of the building. On-street parking is available nearby.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - organs.loops.active

## 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 - 125 years from 14 August 2001. A service charge of approximately £445.08 per annum is payable.

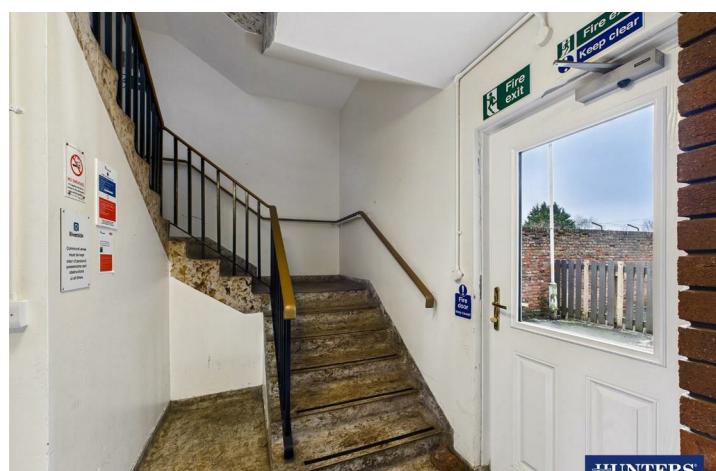
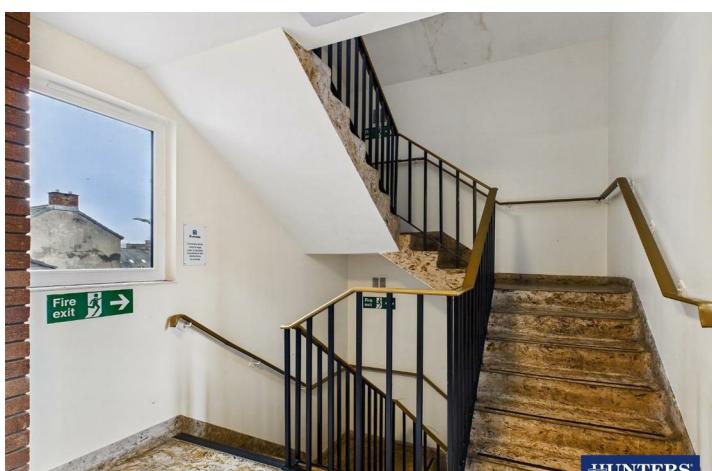
## Floorplan

FIRST FLOOR



Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of rooms, windows 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 treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.  
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### Energy Efficiency Graph

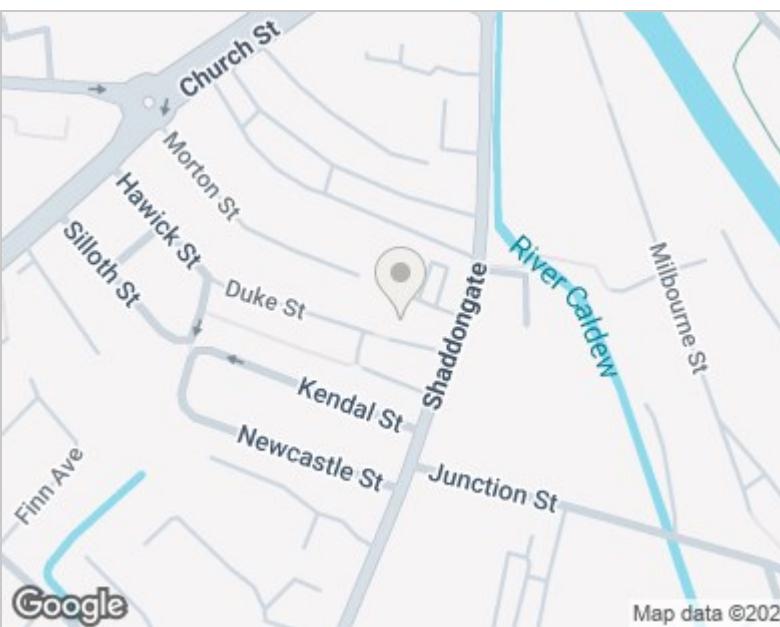
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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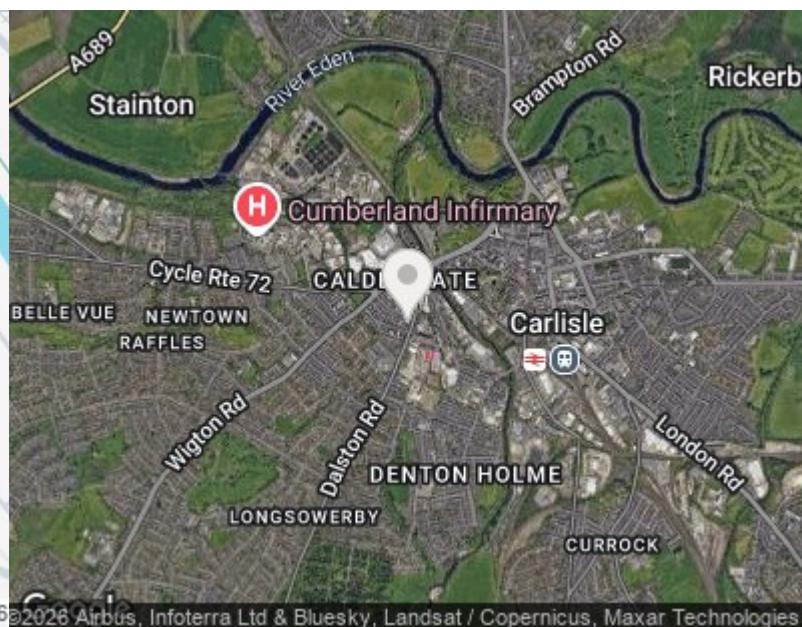
### Viewing

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



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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