



**Hayward
Tod**

2 Bedroom Ground Floor Apartment | Hanson Place | Warwick Square | Carlisle | CA1 1NG

£160,000





An impressive, ground floor, two bed two bath city centre apartment with secure gated allocated parking. Good condition and modern throughout. Excellent low maintenance home or letting investment.

Communal lobby | Ground floor | Entrance hall | Open plan living room with kitchen area | Double bedroom with ensuite shower room | Bedroom two | Bathroom | Electric heating | Double glazing | Energy Performance Rating - C | Council Tax Band - B | Mains water, electricity and drainage | Current annual service charge £1219.32 | Leasehold 999 years from 2008 | Allocated secure gated parking space

APPROXIMATE MILEAGES

Central Carlisle - Mainline Station 0.4 | M6 J43 1.6 | Solway



Coast AONB - Bowness on Solway 13.4 | Lake District National Park - Caldbeck 13.9, Ullswater 24 | Newcastle International Airport 55.1

WHY HANSON PLACE?

Most conveniently situated on a tree lined side street less than 10 minutes walk from the city centre. Excellent amenities to hand including many bars, restaurants and takeaways. Carlisle Station is on the Westcoast Mainline providing many direct services including to London, Edinburgh, Glasgow and Lake District. Easy access to main road network for A69 and M6 J43.

ACCOMMODATION

Offered in good order throughout, the modern living accommodation is ready to be immediately enjoyed by the incoming buyer. A contemporary high gloss kitchen comes with a range of integrated appliances and is open plan to the living area. There are two double bedrooms, the larger of the two having the benefit of an en-suite shower. The main bathroom has a shower over the bath. There is a large storage cupboard in the hallway. The property is ground floor and accessed via the secure communal hallway. The property also benefits from a secure gated parking space within the parking area to the rear of the building.

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.