



3 Pennine View Close, Carlisle, CA1 3GW

Offers over £90,000

Vicinity Homes are delighted to offer to the market this immaculately presented top floor apartment situated within a sought after residential development to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools, play park and has good access to the City Centre, M6 Motorway and surrounding countryside. The accommodation briefly comprises of an communal entrance hallway, apartment hallway, open plan kitchen & dining lounge with a Juliette style balcony, two double bedrooms and a four piece bathroom. The property also benefits from double glazing, electric ceiling heating and an allocated parking space. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor. The property is offered to the market with no onward chain.

Directions

From Carlisle City Centre proceed South along London Road. Turn left onto Cumwhinton Road and left again at the round about onto Garlands Road. Continue on this road turning left onto Pennine View. Turn left onto Pennine View Close. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Communal Entrance Hallway

Approached by a door to front, incorporating stairs to all floors.

Walk In Cupboard 5'7" x 2'11" (1.726m x 0.897m)

Incorporating a power and lighting.

Top Floor Landing

Incorporating a walk in storage cupboard.

Apartment Hallway



Incorporating a walk in storage cupboard, coving to the ceiling and a cupboard with storage and the hot water tank.



Walk In Cupboard 4'4" x 4'1" (1.332m x 1.248m)

Incorporating lighting.

Open Plan Kitchen & Dining Lounge

Kitchen Area 10'7" x 8'1" (3.242m x 2.489m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, plumbing for a washing machine, space for a fridge/freezer and double glazed window to side.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Dining Lounge Area 22'1" max x 14'10" max (6.737m max x 4.531m max)



Incorporating a double glazed window to side, double glazed french doors with a Juliette style balcony, inset ceiling lights and coving to the ceiling.



Bedroom One 10'8" x 11'9" (3.274m x 3.601m)



A double bedroom incorporating a double glazed window to rear and fitted wardrobe/storage.



Bedroom Two 10'4" 7'5" (3.166m 2.281m)



A double bedroom incorporating a double glazed window to front.



Bathroom 7'5" x 6'4" (2.268m x 1.947m)



Incorporating a four piece suite comprising of a bath with mixer tap, shower cubicle, pedestal wash hand basin and WC. Extractor fan, tiled splash areas and inset ceiling lights.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Outside



There is one allocated parking space for the property and an allocated bin store.

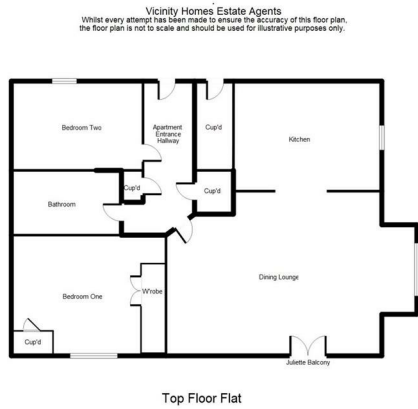
www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/4332-3324-0100-0088-5206>

Tenure

The property is Leasehold. We have been informed the Service charge, maintenance fee and building insurance is £75.00 per month (£900 per annum). There was 999 years left on the lease on 1st July 2002, there is currently 977 years left on the lease.

Council Tax

The property is in Council Tax Band B.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards depending on any business written. Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

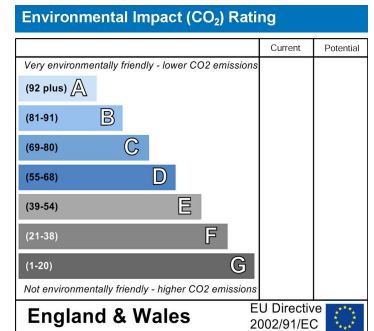
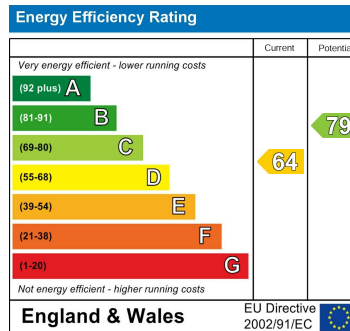
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk