



Apartment 25, West Block Shaddongate, Carlisle, CA2 5WB

**Offers in the region of
£239,950**

Vicinity Homes are delighted to offer to the market this extremely spacious, two double bedroom Penthouse Apartment situated at the top of a Grade II listed converted mill which was renovated by Story Homes. With its elevated City Centre position, the Apartment has amazing views across Carlisle, including the Castle and the Cathedral. The property has excellent access into the City Centre, the train station, there are regular bus routes nearby and it has great access onto the Western City Bypass leading to the M6 Motorway. The apartment boasts lots of features including stone walls, beams, skylights and a 54 feet long open plan dining kitchen & living space with a stove! The Penthouse accommodation briefly comprises of an entrance hallway, two double bedrooms, master en suite shower room, bathroom, open plan dining kitchen area with Granite worktops & a range of integrated appliances and a spacious lounge & family area with a stove and views over the City. The apartment has double glazing, under floor electric heating, a communal entrance hall with lift access to all floors, barrier access into the car park and its own designated parking space close to the front door. Viewing of this incredible apartment is absolutely essential to fully appreciate the location, the views and the size of the accommodation of offer. The property is offered to the market with no onward chain.

Directions

Proceed West along Castle Way. Turn left at the traffic lights onto Shaddongate. The development is situated on the left hand side.

Communal Entrance

The West Block has a communal entrance hallway which is accessed via a fob. There are stairs and a lift giving access to all floors.

Apartment Entrance Hallway



Incorporating inset ceiling lights, intercom entry system, walk in storage cupboard and LVT flooring.



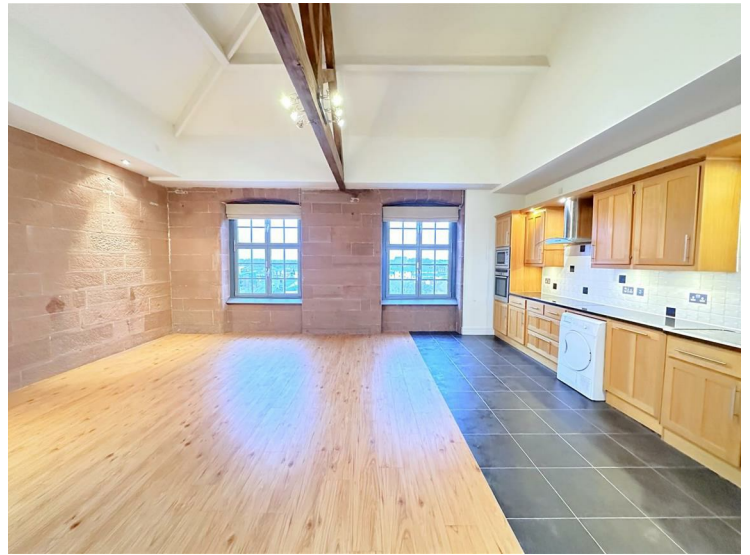
Open Plan Dining Kitchen & Family/Lounge Area 54'9" x 19'2" min x 22'11" max (16.698m x 5.866m min x 7.007m max)



Dining Kitchen Area



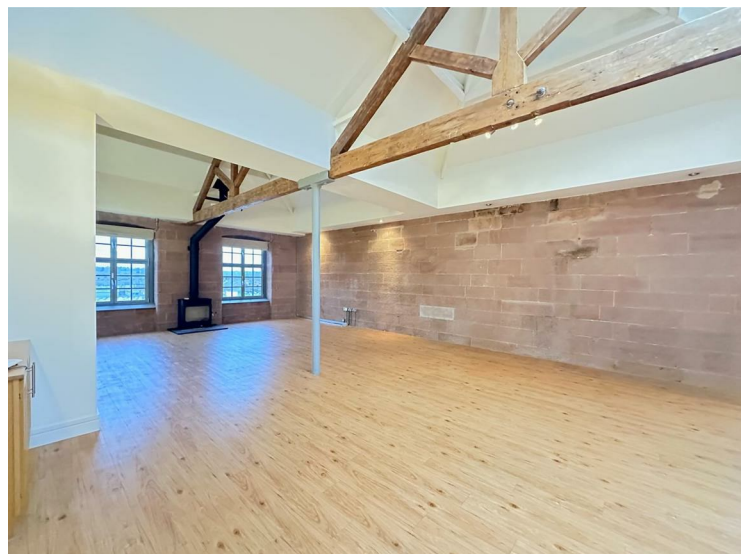
Incorporating a range of modern fitted wall and base units with complementary Granite work surface over, integrated oven and integrated hob with cooker hood over. Integrated microwave, integrated dishwasher, 1.5 sink unit with mixer tap, tiled splash areas, integrated washing machine and space for a tumble drier. Space for a fridge/freezer, LVT flooring, two double glazed windows to front, double glazed window to side, feature stone walls and feature beams.



Lounge & Family Area



Incorporating two double glazed windows to rear, LVT flooring, wood burning stove, skylights, feature stone walls and feature beams.





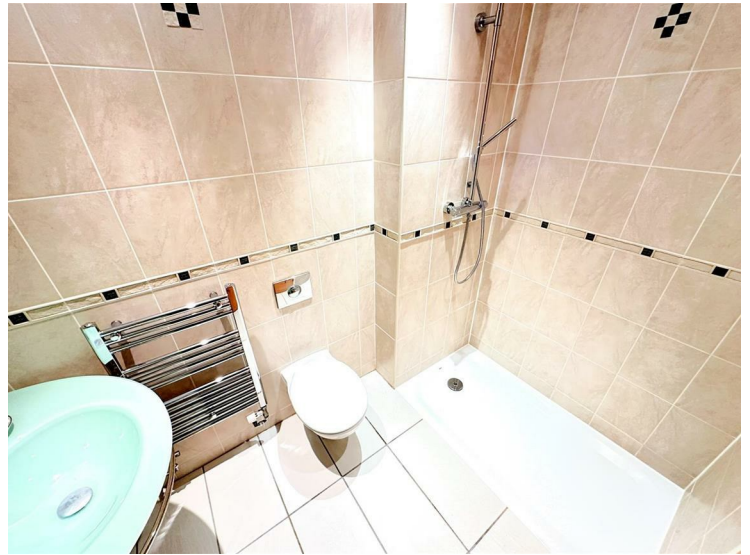
Bedroom One 17'7" x 11'2" (5.378m x 3.427m)

Views From The Dining Kitchen & Lounge



A double bedroom incorporating a double glazed window to rear, feature stone walls, feature beams and fitted wardrobe/storage.

En Suite Shower Room 8'1" x 5'3" (2.483m x 1.613m)



Incorporating a three piece suite comprising of a shower area with waterfall shower & shower attachment, modern wash hand basin and WC. Tiling to all walls, inset ceiling lights, heated towel rail, tiled floor and extractor fan.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

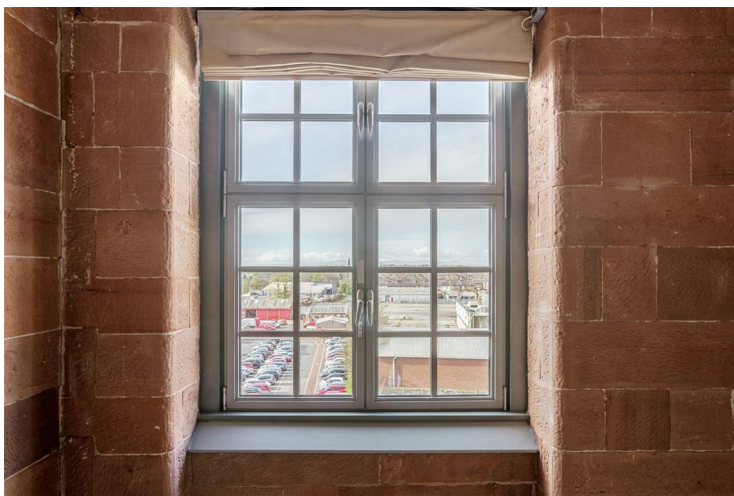
T: 01228 599011

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Bedroom Two 17'7" x 10'5" (5.37m x 3.18m)



A double bedroom incorporating a double glazed window to rear, feature stone walls and feature beams.



Bathroom 8'6" x 5'6" (2.605m x 1.687m)



Incorporating a three piece suite comprising of a bath with mixer tap & shower attachment, modern wash hand basin set to vanity unit and WC. Heated towel rail, tiling to all walls, tiled floor, inset ceiling lights and extractor fan.



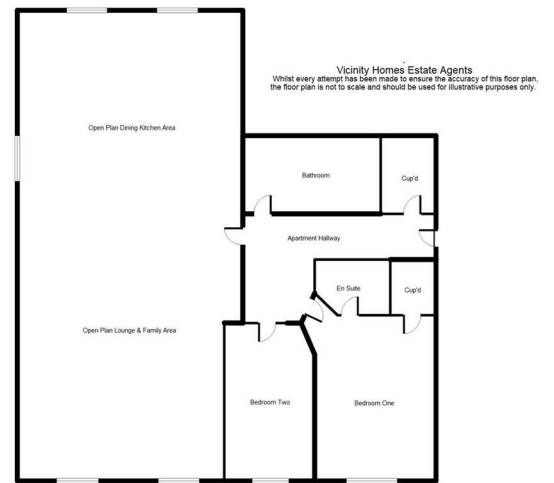


Outside



The development is approached by a security barrier. There is a designated parking space for the Apartment which is close to the front door.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/5735-8422-9400-0469-6206>

Tenure

The property is Leasehold. There were 999 years on the lease which started in 2005. There are approximately 980 years left on the lease. The service charge was £3514.66 for 2023-2024.

Council Tax

The property is in Council Tax Band D.

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. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 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.

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