



Flat 25, Willow Place, Parkland Drive, Carlisle, CA1 3GQ

Guide Price £130,000

C&D Rural

Flat 25, Willow Place, Parkland Drive, Carlisle, CA1 3GQ

- Two bedroom ground floor flat
- Open plan kitchen/living/dining area
- Kitchen fitted with integrated appliances
- Master bedroom with en-suite
- Private garden
- Allocated parking
- Secure communal entrance
- Situated in the lovely Parkland Village with excellent transport links

Two bedroom ground floor flat with flexible accommodation, allocated parking and large private rear garden.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

C&D Rural



Flat 25, Willow Place is a spacious two bedroom ground floor flat situated in the sought after development in Parkland Village. Offering secure entrance, ground floor accommodation and private garden, this property is perfect for buyers who are looking for flexible and versatile accommodation in a stress free environment.

The Accommodation

The front door to the flat welcomes a spacious entrance hallway with two large storage cupboards, one of which houses the central heating system. The open-plan kitchen/living/dining area is large enough to cater all of your needs with the kitchen complete with a range of floor and wall units and fully integrated with a fridge/freezer, electric oven and hob. Standing out from other flats in the block, this flat benefits from a private low maintenance garden with paving slabs, loose stone and 6ft fencing around the border.

There are two generous double bedrooms within the property with the master bedroom benefiting from an en-suite comprising a WC, hand wash basin and shower cubicle with mains fed shower. A contemporary three-piece family bathroom completes the accommodation, finished with part-tiled walls, modern fittings and practical vinyl flooring.

Externally, residents benefit from well-maintained communal grounds and an allocated parking space, providing both convenience and peace of mind for homeowners and visitors alike.

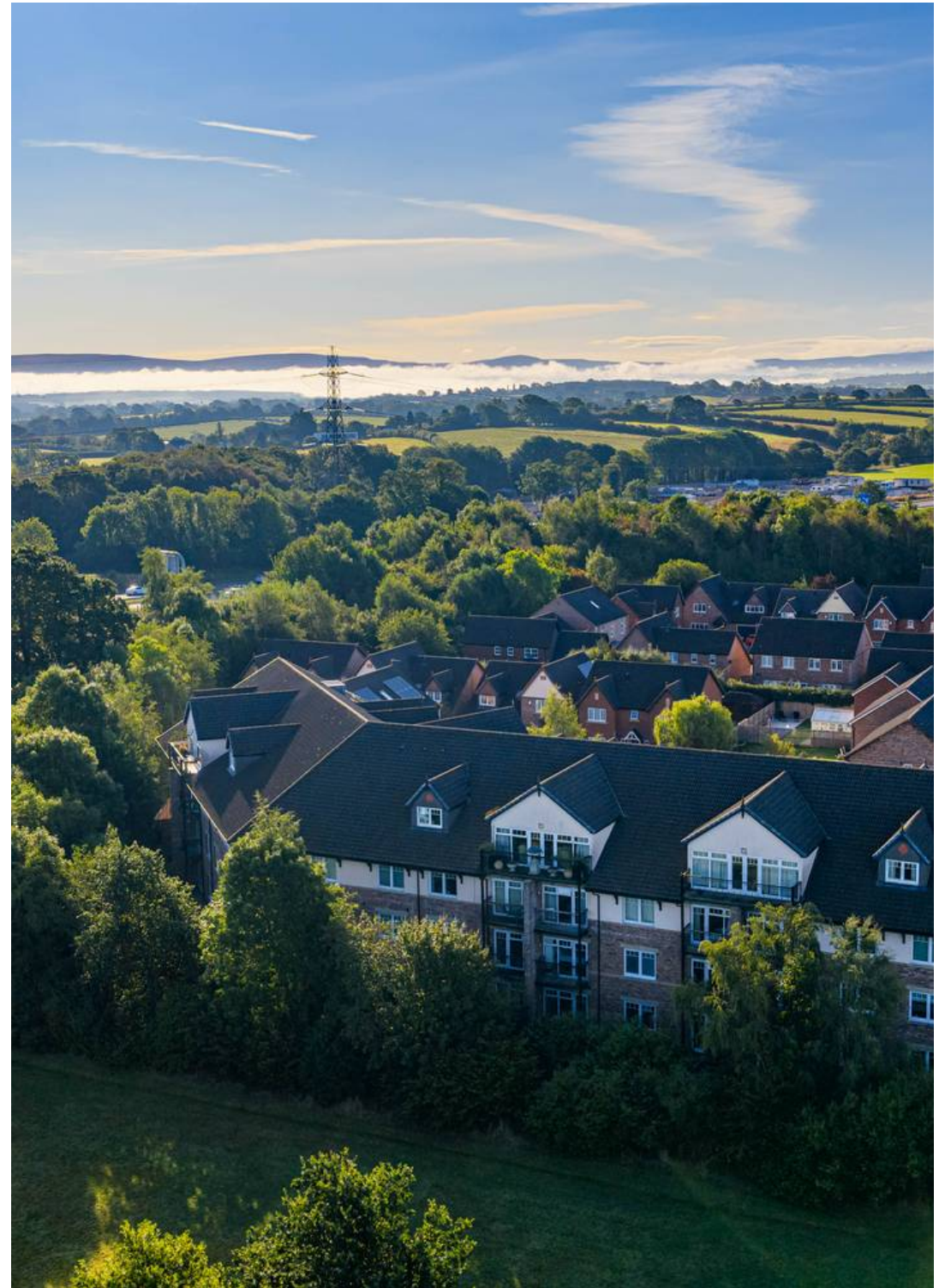


Location Summary

Situated in one of the cities main go-to areas you are never far away from green space, open countryside and the Eden Valley. For those that want convenience this place is perfect. 20 to 30 minutes drive west or south will have you in the heart of the Lake District. It really is perfect for those looking to move into one of Carlisle's desirable areas. The property occupies an excellent position in a quiet cul-de-sac on the sought after Parkland Village development. The nearby schools are well regarded, there's a bus stop a short walk from the door as well as a doctors surgery and there are endless walking opportunities in all directions. The nearby park provides a great place to take children and access to both the City Centre and J42 of the M6 is quick and easy.

What 3 Words

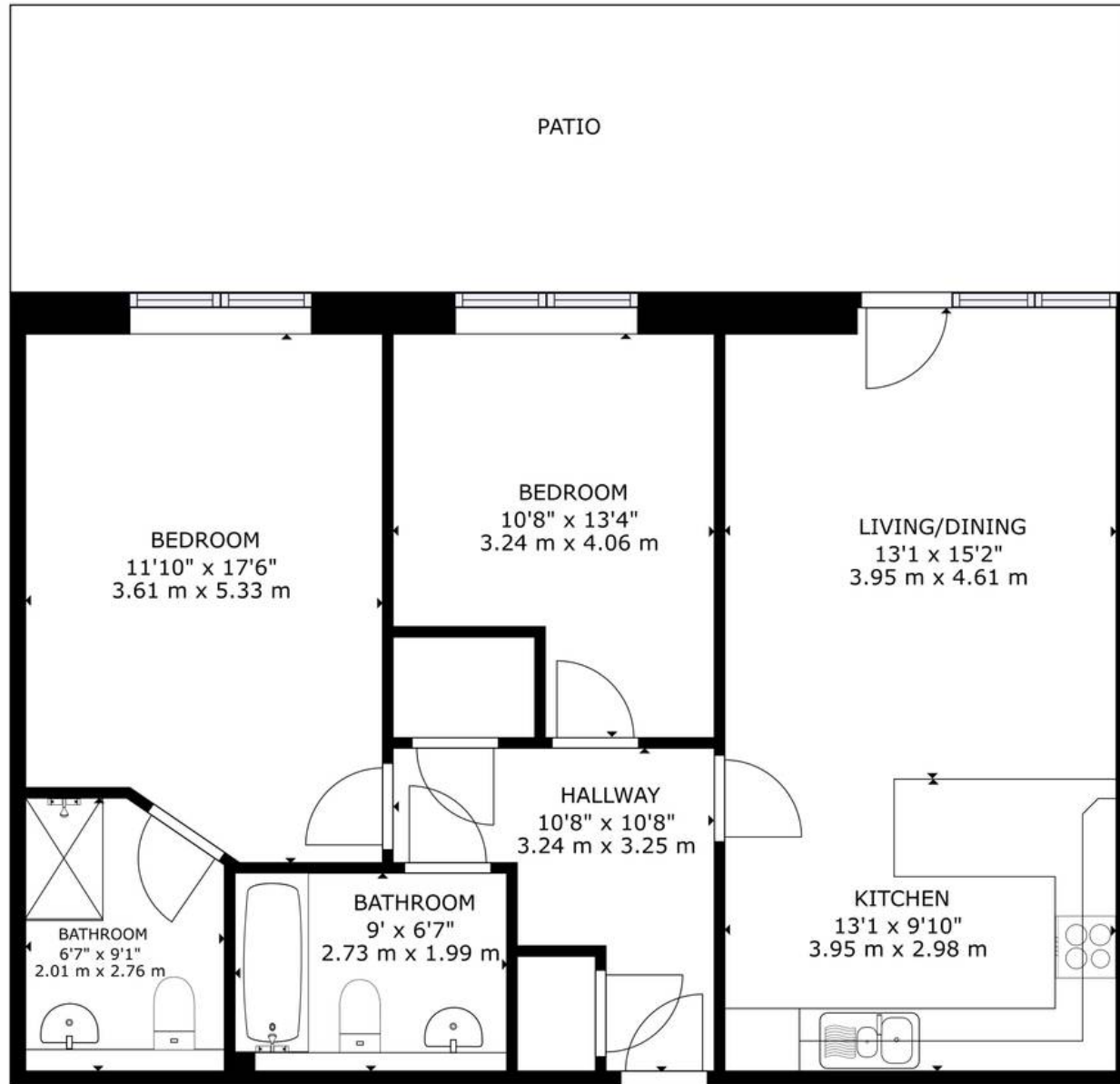
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GROSS INTERNAL AREA
 FLOOR 1: 911 sq ft, 84.61 m²,
 EXCLUDED AREAS; PATIO: 352 sq ft, 32.73 m²
 TOTAL: 911 sq ft, 84.61 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Tenure: Leasehold with 979 years remaining.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural 01228 792299

Service Charge: Approximately £95.00 Per Month. This fee covers covers building insurance, cleaning of the communal areas, window cleaning, heating and lighting of the communal areas as well as upkeep of the grounds and parking area.

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.