



**Hayward
Tod**

2 bed Ground Floor Flat | 2 Hedley Court | Cunwhinton Road | Carlisle | CA1 3PA
Guide Price £85,000





An appealing 2 bed ground floor apartment situated within a quiet close conveniently placed for London Road and a good range of local amenities. Ideal buy to let potential gross yield of 6/7%.

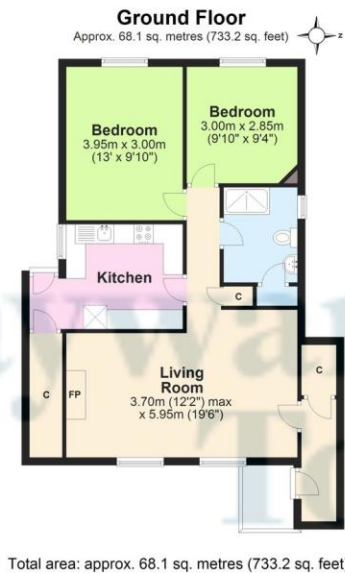
ACCOMMODATION SUMMARY

Canopy porch | Entrance into vestibule with good built in cupboard | Generous living/dining room | Fitted kitchen | Rear double bedrooms one and two | Bathroom | Communal forecourt and rear drying area | All mains services | Gas central heating | Double glazing | Council Tax Band - B | Energy Performance Rating - C | Long Leasehold - 999 years from 1993 | Small annual communal charge approximately £70 pa



DESCRIPTION

A well balanced ground floor apartment with two good bedrooms and a shower room. The living dining room has two windows and provides a pleasant reception space. The fitted kitchen has a door to the rear accessing a communal drying area. The setting within the small close is favourable and a designated parking space is provided. The location is convenient being close to a bus stop and a Morrisons Daily. Close by on London Road is an Aldi and there is easy access for the M6 and central Carlisle.



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.