



**Hayward  
Tod**

**2 bedroom Apartment** | Spinners Yard | Fisher Street | Carlisle | CA3 8RE  
**Offers In Excess Of £104,000**





Spacious two bedroom, top floor apartment with private gated allocated parking space. Great city centre location within walking distance of a wide range of amenities. Strong yielding buy to let or excellent lock up and leave property.

hallway | breakfast kitchen | living room | modern bathroom | two bedrooms | allocated parking space currently £728.70 pa | electric heating | EPC - C | council tax band - C | leasehold 125 years from 2001 | owner has share of freehold | service charge 915.76 pa

#### **APPROXIMATE MILEAGES**

Carlisle Railway Station 8 mins (walk) | M6 motorway 2.4 | Penrith - North Lakes 20 | Newcastle International Airport 56

**WHY SPINNERS YARD?** Perfectly located within the city centre and within walking distance of an excellent range of amenities, bars, restaurants, and employers. Carlisle central station is just a short walk and the main road network for access in all directions is also just a few minutes drive by car. Public transport is on the doorstep as are many of Carlisle's historical landmarks meaning that the property is equally suited as a primary residence or second home/letting investment.



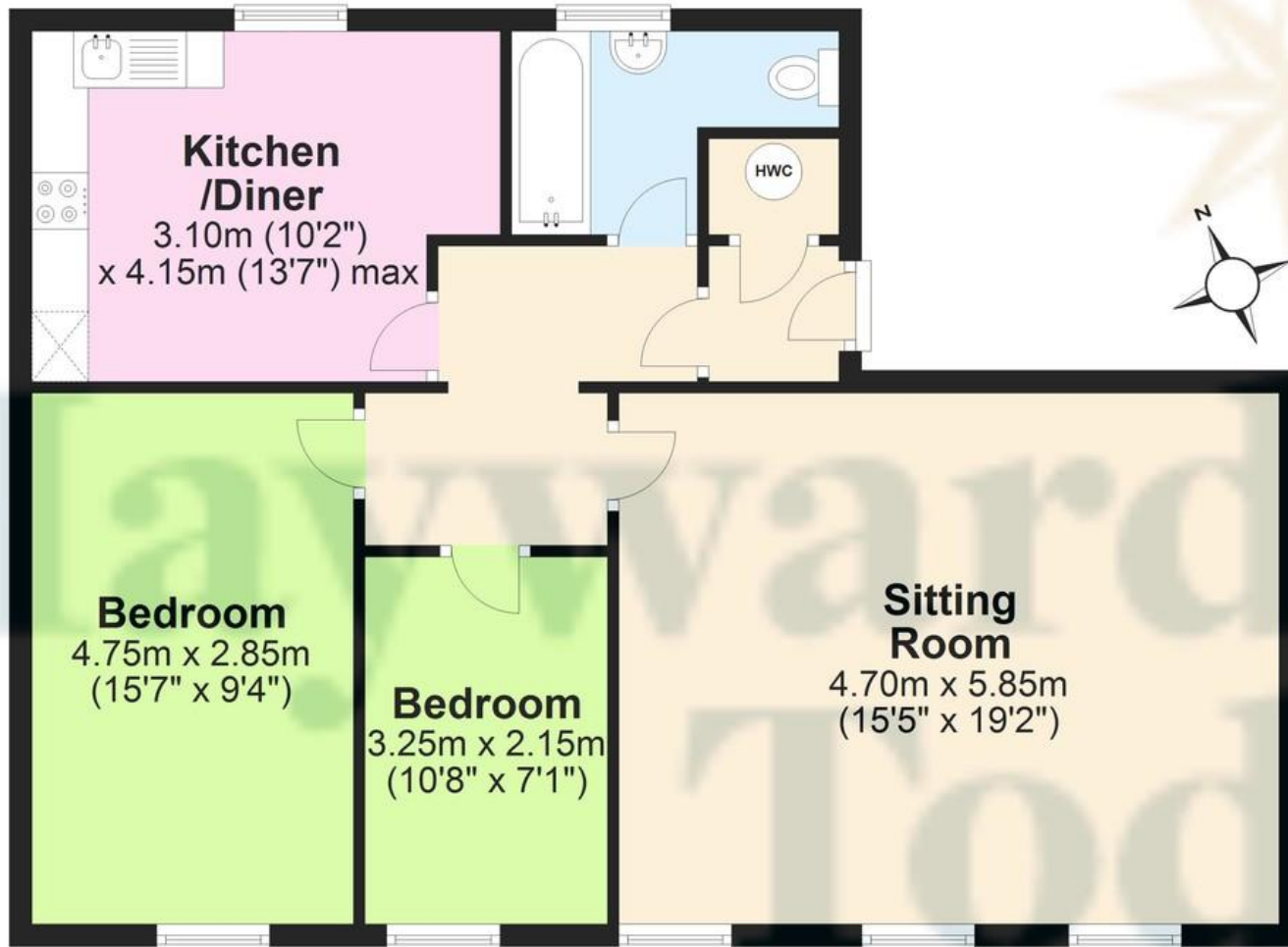
**ACCOMMODATION** Offered in good order throughout this spacious top floor apartment benefits from a sizeable living room and a south facing aspect as well as a private gated allocated parking space. The property is superbly located within walking distance of a wide range of amenities, the city centre and the railway station. The secure nature of the building and parking makes the property an ideal lock-up-and-leave, but has also been long utilised as a successful letting investment. There are two double bedrooms and a modern breakfast kitchen. The bathroom has also been relatively recently upgraded and provides a shower over the bath.





# Second Floor Flat

Approx. 74.9 sq. metres (805.9 sq. feet)



Total area: approx. 74.9 sq. metres (805.9 sq. feet)

## 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.