



**Hayward
Tod**

2 bedroom Ground Floor Flat | 35 Broome Court | Carlisle | CA1 2RB

Guide Price £55,000





Purpose built two bed ground floor flat with generous communal gardens well located in a quiet crescent near London Road. Good range of local amenities within a short walking distance. Would make a great first buy or solid return for a buy to let investor.

ACCOMMODATION SUMMARY

Hall | Sitting room | Kitchen | Front double bedroom one | Rear double bedroom two | Shower room - white three piece suite | Rear lobby access to store | Forecourt garden | Rear lawned communal gardens and drying area | Council Tax Band - A | EPC - E | Leasehold 125 years from 1989 (91 years remaining) | Ground rent £10 PA | Monthly service charge currently £23.20

APPROXIMATE MILEAGES

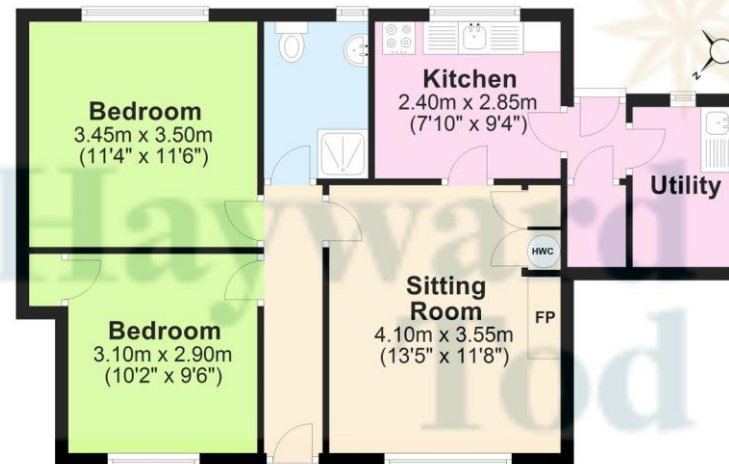
Aldi 0.6 | Central Carlisle - Westcoast Mainline Station 1.6 | M6 J42 2.1 | Lake District National Park - Caldbeck 13.6, Ullswater Pooley Bridge 22.8 | Newcastle International Airport 55.8

LOCATION

Conveniently situated just off London Road between the city centre and junction 42 of the M6. Good local amenities within a short walking distance including a five minute walk to Aldi and the same to a convenience store and pharmacy on Petteril Bank Road. Bus stop nearby for the city centre.

Ground Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.