



**Hayward
Tod**

1 bed Top Floor Penthouse Flat | 41 Waterside House | Denton Mill Close | Carlisle | CA2 5HF
Guide Price £75,000





An appealing one bed penthouse apartment with high ceilings conveniently located adjacent to riverside walks. Close to an excellent range of amenities in Denton Holme. Open plan living kitchen. Walk to city centre. Excellent buy to let opportunity showing a near 7% gross return. Currently let to longstanding good tenant who would like to remain in situ.

ACCOMMODATION SUMMARY

Ground floor secure communal entry into stair and lift lobby | Second floor communal landing | Hall | Open plan living kitchen | Double bedroom | Bathroom | Communal grounds and access to riverfront | Designated parking space | Visitor parking | EPC - E | Council Tax Band - B | Electric heating | Leasehold - 999 years from 2004 | Service charge £436 per qt

APPROXIMATE MILEAGES

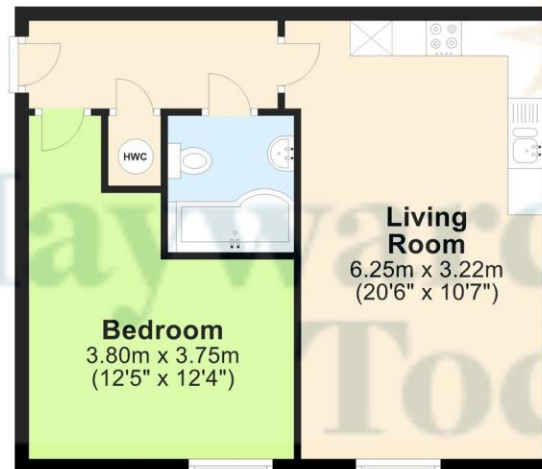
Denton Holme shops - Co Op 0.5 | Carlisle Station 1.2 | M6 J43 3 | Solway Coast AONB - Bowness on Solway 13.5 | Lake District National Park - Caldbeck 12.8, Ullswater Pooley Bridge 24.9 | Newcastle International Airport 57.9

WHY DENTON HOLME

The property is situated by the River Caldew adjacent to riverside paths great for cycling and walking to Dalston Village. Excellent range of amenities within Denton Holme all a short walking distance away. Good onward access for central Carlisle on foot or by car. Main road network to hand for accessing the motorway, Lake District and other areas on natural and historic interest.

Top Floor

Approx. 44.2 sq. metres (476.2 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.