



**Hayward
Tod**

2 bed Ground Floor Apartment | 1 The Gables | The Green | Wetheral | Carlisle | CA4 8ET
Guide Price £299,000





An appealing garden apartment with an impressive interior beautifully situated within the heart of our region's most desirable village. Two double bedrooms. Refurbished and upgraded including the ensuite and shower room. Private south west garden aspect. Convenient for M6, Carlisle and Lake District.

ACCOMMODATION SUMMARY

Designated parking space | External steps down to communal gardens and entrance | Lobby shared with one other apartment | Hall | Excellent open plan living dining kitchen with dual aspect | Double bedroom one with ensuite shower room | Double bedroom two | Contemporary shower room | Two patios | Well maintained communal gardens | Council Tax Band - D | EPC rating - D | All mains services | Gas central heating | Double glazing | Service charge circa £1,000 pa | Share of freehold

APPROXIMATE MILEAGES

M6 J42 South 2.6, J43 North 3 | Central Carlisle 5 | Carlisle Golf Club 2.6 | Lake District National Park - Caldbeck 15.7, Pooley Bridge Ullswater 23.4 | Penrith 19 | Newcastle International Airport 52.9

WHY WETHERAL

Situated in a prime central position within the region's most desirable village. Tucked away behind secure electronic entrance gates, mature trees and shrubs, The Gables is a purpose built two storey building comprising four luxury apartments. Number 1 is on the ground floor and benefits from a favourable south westerly aspect. The village of Wetheral has a superb range of local amenities including the popular Fantails Restaurant, two public houses, village shop and post office, café and a leisure club with pool. The village has both bus and rail connections, the latter servicing Carlisle and Newcastle. The M6 motorway and A69 are both also readily accessible providing good links to the main road network. Carlisle Golf Club is 5 minutes away and central Carlisle just 10 minutes.



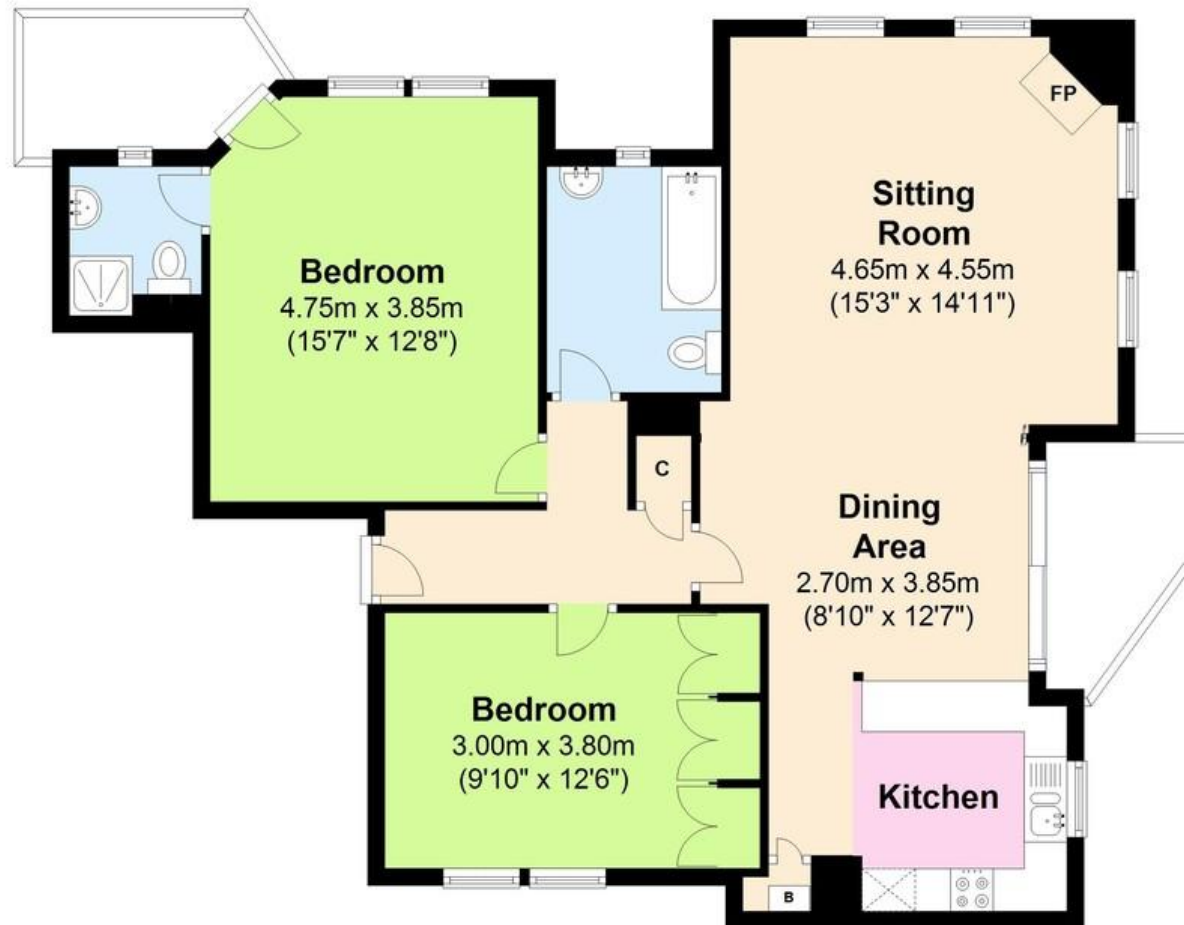
DESCRIPTION

A charming garden apartment beautifully situated within a small select development adjacent to the Killoran Apartments overlooking the green in the centre of the village. Pedestrian and vehicular access is via electronic security gates shared with two other apartment buildings to a private parking area. External steps lead down to the communal gardens and entrance lobby which is shared with just one other apartment. Inside the property does not disappoint. The delightful open plan living dining kitchen is a superb space with extensive glazing and dual aspect. Patio doors lead out onto a small terrace and into the well maintained communal gardens. Number One has a favourable orientation to the south and west. There is ample space for living and dining. The fitted kitchen has granite work tops. There are two double bedrooms, the master having an ensuite shower room and the benefit of a double glazed door to a south facing terrace. The shower room is generous and fully tiled. Externally pleasant gardens complete the picture.



Ground Floor

Approx. 106.5 sq. metres (1146.0 sq. feet)



Total area: approx. 106.5 sq. metres (1146.0 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.