



**Hayward  
Tod**

**2 bed Ground Floor Apartment | 1 Gordon Richards House | The Paddock | Carlisle | CA2 4SG**  
**Guide Price £185,000**





A beautiful ground floor apartment within a luxury apartment building in a prestigious contemporary development adjacent to Carlisle's renowned racecourse. Offering superb two bed accommodation with ensuite, separate shower room and a wonderful open plan living kitchen. Quality throughout.

#### ACCOMMODATION SUMMARY

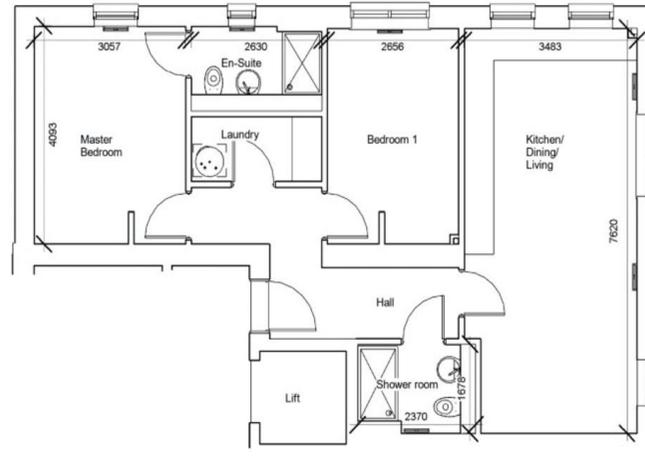
Video door entry into communal lobby with lift and stairs | Entrance hall | Open plan living kitchen with dual aspect | Main bedroom with ensuite shower room | Bedroom two | Shower room | Laundry | Solar panels | Electric heating | Allocated parking | Council Tax Band - B | EPC rating - C | Long leasehold 999 years remaining | Service charge approx. £1,700 pa | Paddock Estate Management fee approx. £150 pa

#### APPROXIMATE MILEAGES

Morrison Daily, PO and bakers 0.6 | Central Carlisle - West Coast Mainline Station 2 | Lake District National Park - Caldbeck 12, Pooley Bridge Ullswater 23 | Solway Coast AONB - Bowness on Solway 14.9 | North Pennines AONB - Alston 29.6 | Newcastle International Airport 57

#### WHY THE PADDOCK?

Excellent location on the southern fringe of the city just 7 minutes from Carlisle city centre and station on the West Coast Mainline. Many direct services including to London in 3 hours 20 minutes, Glasgow 1 hour 11 minutes, Edinburgh 1 hour 16 minutes, Manchester and airport 1 hour 50 and 2 hours 10 respectfully. The historic city of Carlisle is the regional centre and has a growing cafe culture along with a fine range of restaurants, pubs and retail opportunities. The Paddocks is well placed for access to the new Southern Bypass, the M6 and Lake District.



#### 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.