



Dual Aspect Views To The River

Double Bedroom With Mezzanine

Part Furnished

Mill Conversion

Designated Garage Space

Council Tax Band "C"



40 Waterside House
Carlisle, CA2 5HF

Monthly Rental Of
£560

Situated in the popular Denton Mill development in Denton Holme, Holme Head Bay. This part furnished two bedroom top floor flat has spacious rooms and must be seen to be appreciated. The property is accessed through the main communal entrance with secure entry phone system. Inside, the property briefly comprises: spacious hallway with doors to all rooms with 2 double walk in storage cupboards. Access to the open plan living room dining room, bathroom and both bedrooms. The open plan living room has exposed period feature brickwork, exposed beams and large dual aspect views overlooking the river. Contemporary fitted kitchen with wall and base units, complimentary worktops. The two double bedrooms both feature exposed brickwork. Bathroom has tiled floor with 3 piece suite featuring wash basin on pedestal, WC, bath with shower and curved glass screen with and heated towel rail. Designated Garage space. Electric heating. Close to cycle path leading to Cummersdale and Dalston villages.

Garage with designated space.

Main Entrance

Communal main entrance with lift.

Hall 18' 1" x 6' 1" (5.51m x 1.86m)

Spacious hall with doors leading to all rooms with two double walk in storage cupboards.

Dining Area 10' 11" x 8' 4" (3.34m x 2.53m)

Open plan dining area, living room and kitchen. Dual aspect views overlooking the river.

Living Room 10' 10" x 10' 4" (3.29m x 3.15m)

Open plan living room, dining room and kitchen with dual aspect views overlooking the river. Exposed brick features and exposed beams.

Kitchen 10' 10" x 10' 4" (3.29m x 3.15m)

Open plan kitchen, living room and dining area with breakfast bar. Built in fridge, freezer, dishwasher and washer dryer. Double oven with ceramic hob, stainless steel overhead extractor and modern inset colour coded sink. Tiled splashbacks and cushion floor.

Bedroom 1 11' 11" x 10' 2" (3.62m x 3.09m)

Double room with dual aspect views to the river with exposed feature beams.

Bedroom 2 11' 4" x 9' 10" (3.46m x 2.99m) 9' 5" x 6' 8" (2.87m x 2.04m)

Double bedroom with mezzanine accessed by spiral staircase with wooden floor.

Bathroom 9' 11" x 7' 0" (3.02m x 2.13m)

Modern 2 piece suite with pedestal wash basin, WC and bath with over bath shower and curved glass screen. Part tiled walls and tiled flooring.

Garage

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

