



**Hayward
Tod**

6 self contained flats – Buy to let opportunity | 20 Chatsworth Square | Carlisle | CA1 1HE
Gross rental income £23,580
Offers In Region Of £295,000





Prominent Grade II Listed Townhouse comprising 6 self contained 1 bed flats. Prime central Carlisle location enjoying residents only access to Chatsworth Square private gardens. Excellent investment opportunity. Fully let showing 8.1% yield.

APPROXIMATE DISTANCES IN MILES

Central Carlisle - mainline station 0.5 | River Eden/Rickerby Park 0.6 | M6 J43 1.7 | Lake District National Park - Caldbeck 13.8, Ullswater 24.3 | Newcastle International Airport 56.5

SITUATION AND DESCRIPTION

Conveniently situated on one corner of Chatsworth Square overlooking a wonderful leafy resident only garden (annual charge applies) and just a few minutes walk to an excellent range of bars and eateries in and around the city centre. The cities two main parks are on the doorstep as are riverside walks. Carlisle provides a wide range of social, leisure and retail opportunities and has superb communication links by road and rail. The West Coast Main Line provides many direct services including to London, Glasgow and Manchester plus cross country to Edinburgh. Carlisle has three junctions on the M6 with links to the A69 for Newcastle, the A6 for Penrith and the lakes and the A7 for The Borders and Edinburgh.

Number 20 is a substantial townhouse converted to provide 6 self contained one bed flats. The flats range in size from 40sq m to 56sq m a total area of 279sq m area excluding the communal entrance hall, stairs and landings. The flats were all upgraded in 2007 with new electrical wiring, plumbing and kitchen fittings. Rents range from £300pcm to £360pcm. All the tenants are working and not on financial support. They are all A rated for council tax and have electric heating. An entry phone system is provided. EPC ratings D & E.



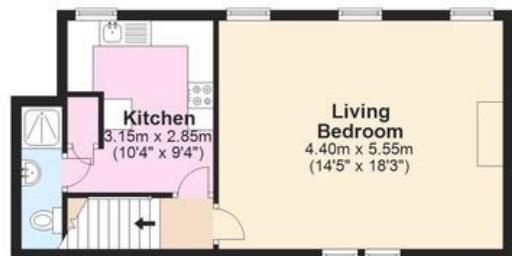
First Floor

Approx. 108.2 sq. metres (1164.4 sq. feet)



Basement Flat 6

Approx. 39.6 sq. metres (425.8 sq. feet)



Ground Floor

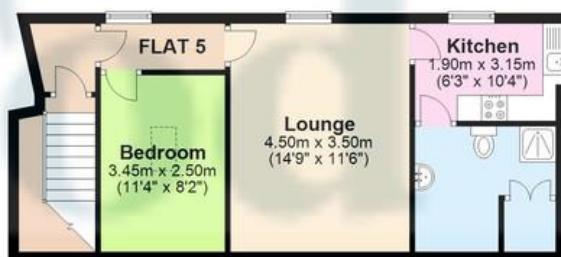
Approx. 107.4 sq. metres (1156.1 sq. feet)



Total area: approx. 302.3 sq. metres (3254.4 sq. feet)

Second Floor

Approx. 47.2 sq. metres (508.0 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.