ARNISON HEELIS
ESTATE AGENTS

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FLAT 1, CHERRY ROW, LOW WIEND, APPLEBY -IN-WESTMORLAND

GUIDE PRICE £80,000

Approached via a private stairway this first floor flat provides easily run accommodation. Located centrally in the middle of the town it is convenient for all local amenities Appleby has to offer. Perfect lock up and leave property, holiday let or first home. Offered with no onward chain. EPC D.

- 1st Floor Apartment
- Open Plan Lounge/ Dining/Kitchen Area
- Town Centre Location

The Property Ombudsman

Kitchen/Lounge/Dining Room
w: 13' 6" x l: 16' 4"
4.11m x 4.98m Having entrance door, 2 windows and the kitchen area fitted with a good range of grey gloss wall and base units with stainless steel sink and drainer, integrated electric oven and hob with extractor over, space for fridge freezer, space and plumbing for a washing machine. Night storage heater. Loft access.

Bathroom
w: 1' 8" x l: 10' 1"
1.69m x 3.07m Fitted with a panelled bath with electric shower over, WC, hand basin, obscured window. Airing cupboard housing the water cylinder.

Bedroom
w: 9' 4" x l: 13' 6"
2.84m x 4.11m Looking out over the front with 2 windows, night storage heater and shelved storage cupboard.

Outside
Private gated stairway serving 2 flats, balcony.

Local Amenities
Appleby, the former County Town of Westmorland, stands on a bend of the River Eden. The town provides an excellent range of day-to-day facilities including primary and secondary schools, varied shops, hotels, churches, public houses, swimming pool, and station on the scenic Settle to Carlisle Railway. Boroughgate, the attractive, tree-lined main street, is dominated at its head by the imposing Appleby Castle with its Norman keep, and at its foot by the handsome Parish Church of St. Lawrence, last resting place of Lady Anne Clifford. The A66 trans-Pennine trunk road, which now bypasses the town, gives good access to Penrith/M6.

Services
Mains water, electricity and drainage and telephone subject to BT regulations. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Council Tax
Band A

EPC Ratings
Rating D.

Tenure
We understand that the tenure of the property is leasehold but Title Deeds have not been examined.

Valuation
If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

A comprehensive Material Information summary is available upon request.









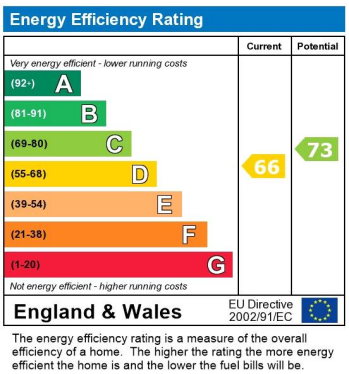
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FLOOR 1



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.