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ESTATE AGENTS

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FLAT , GOLDINGTON DRIVE, BONGATE CROSS, APPLEBY-IN-WESTMORLAND

GUIDE PRICE £165,000

Built by Story Homes in 2019 this immaculate TWO bedroom apartment offers modern well designed accommodation, open plan kitchen and living space with pleasant views from both the front & the rear. Two good sized bedrooms (master en-suite) and bathroom. Externally there is an allocated parking space.

- 2nd Floor Apartment
- Designated Parking
- Communal Garden Area
- Council Tax Band B

The Property Ombudsman

Communal Entrance
Intercom entry system with stairs leading to the first and second floor.

Entrance Hall
With double cupboard, radiator and doors off.

Open Plan Lounge/Kitchen
w: 15' 1" x l: 22' 2"
4.60m x 6.76m (max) Two windows looking out to the front elevation and two radiator. The kitchen area is fitted with white gloss wall and base units with wood effect work surfaces. Gas hob with extractor over and single electric oven. Integrated fridge and freezer . Space and plumbing for washing machine and stainless steel sink with drainer.

Bedroom
w: 10' 2" x l: 11'
3.11m x 3.35m Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom
w: 10' 10" x l: 14' 5"
3.31m x 4.39m Double glazed window to the rear elevation, radiator.

En-suite
w: 4' x l: 7' 8"
1.23m x 2.34m Fitted with a white suite comprising w/c, wash hand basin . Shower enclosure with mains fed shower over and tiled walls.

Bathroom
w: 5' 8" x l: 7' 1"
1.72m x 2.17m Fitted with a white suite comprising panel bath, wash hand basin and w/c. Half tiled walls and radiator.

Outside
There are well maintained communal gardens to the front and the rear. The designated parking space for one vehicle is at the rear.

Services
Mains water, electricity, gas, mains drainage and telephone subject to BT regulations.

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.

Tenure
We understand that the tenure of the property is leasehold but the title deeds have not been examined. There are 996 years remaining on the lease. There is a charge of £47.00 per month for the maintenance of the external communal spaces - heating, lighting and decorating (communal areas) The management fee is £1,378 per year.

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

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.

A comprehensive Material Information summary is available upon request.







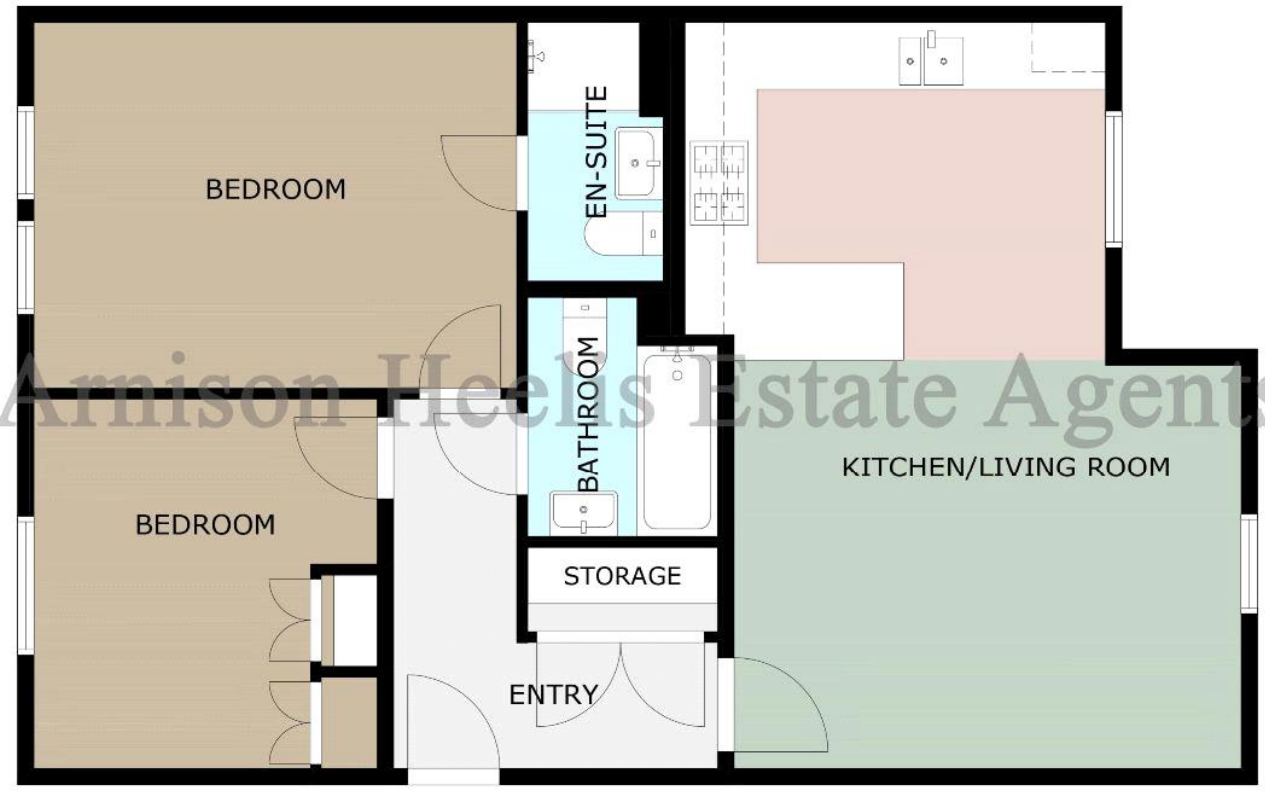






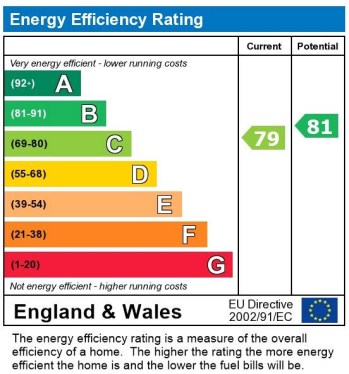
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FLOOR 1



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.