



WALTON
GOODLAND
Chartered Surveyors

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TO LET

£850 per month

No. 8 Caldew Maltings, Bridge Lane, Carlisle Cumbria, CA2 5SW

Well-presented two-bedroom townhouse, within easy reach of Carlisle city centre.

- Two double bedrooms within three-storey modern townhouse
- Covered carport with private off-road parking
- Patio seating area
- Riverside location close to the city centre
- Excellent access to local amenities and public transport
- Ideal for professionals or those looking to downsize





LOCATION

Caldew Maltings occupies an attractive riverside position just a short distance from Carlisle city centre. The property enjoys convenient access to a wide range of local amenities, shopping facilities, restaurants and public transport links, making it an excellent choice for those seeking both convenience and a peaceful setting.

DESCRIPTION

This modern townhouse is arranged over three floors and offers well-balanced accommodation throughout. The ground floor comprises an entrance hall, cloakroom and utility room. The first floor provides a spacious living room together with a well-proportioned dining kitchen, while the second floor offers two double bedrooms and a family bathroom.

Externally, the property benefits from a covered block-paved carport and a private patio area, providing both off-road parking and outdoor space.

ACCOMMODATION

The property comprises the following approximate areas:-

Utility Room 2.08m x 1.93m (6'10" x 6'4").

Living Room 4.04m x 3.18m (13'3" x 10'5").

Kitchen Dining Room 4.04m x 3.18m (13'3" x 10'5").

Bedroom 4.04m x 3.2m (13'3" x 10'6").

Bedroom 4.06m x 2.92m (13'4" x 9'7").

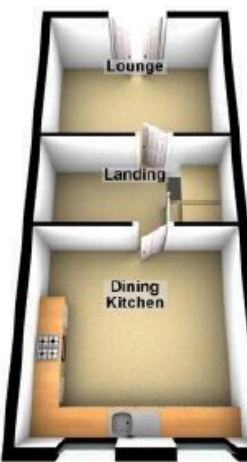
SERVICES

Mains electricity, water and drainage are connected. Prospective tenants should satisfy themselves regarding broadband and mobile coverage. The property benefits from private off-road parking beneath a covered carport.

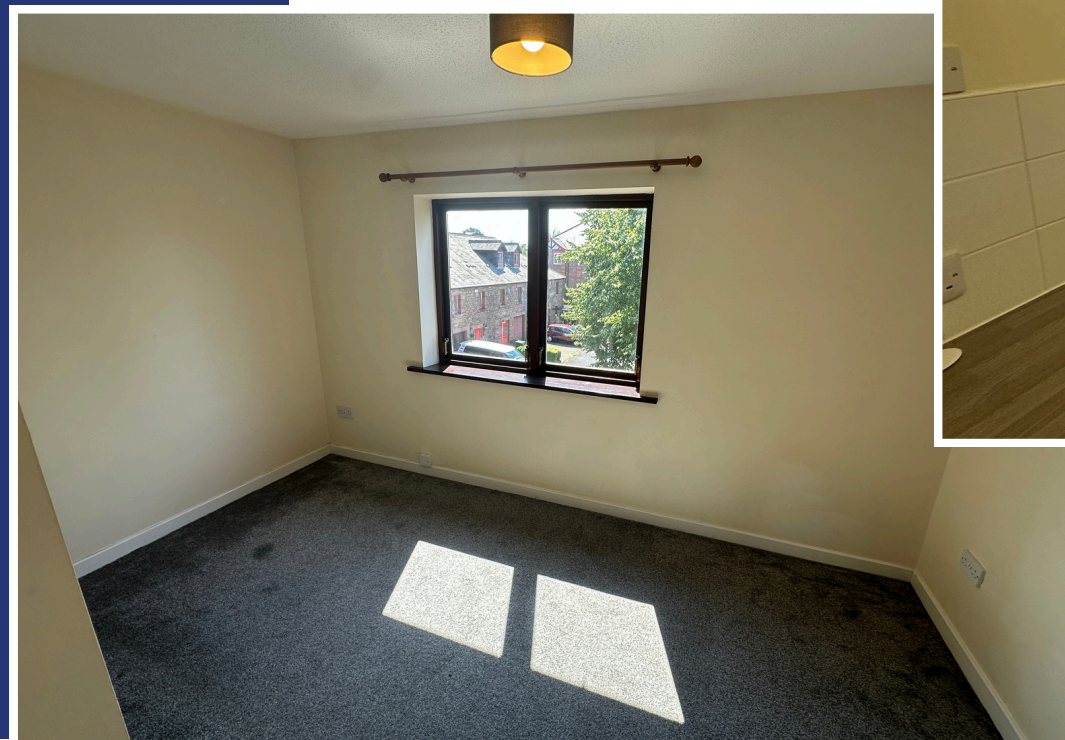
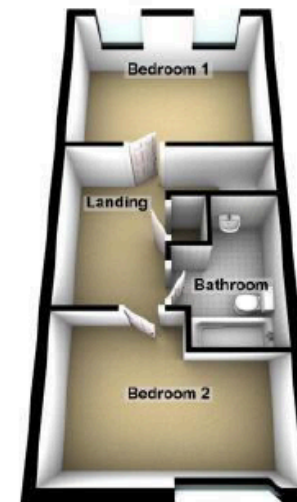
Ground Floor - Illustration purposes.



First Floor - Illustration purposes.



Second Floor - Illustration purposes.





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£ RENT

£850 per month (inclusive of the service charge and ground rent)

All figures are exclusive of council tax, and all other outgoings.

🔑 TENURE

A new lease to be agreed following satisfactory references and anti money laundering checks.

💡 EPC

An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is E45.

💰 COUNCIL TAX

Band C.

🔭 VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	