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## ***To Let: Edward Street, Carlisle***

A desirable modern and attractively presented fully furnished first floor apartment well located close to excellent local amenities and within easy walking distance of the city centre. This immaculate accommodation briefly comprises large lounge, fitted kitchen, two bedrooms and bathroom. Further benefiting from gas central heating and double glazing throughout,



**Lounge** 4.83 x 4.22m  
with two double glazed windows and radiator, ample space for dining table

**Kitchen** 3.65 x 2.77m  
with excellent range of wall and base units, complementary work surfaces and tiled splash backs, Kitchen incorporates electric cooker and hob, stainless steel single drainer sink and washing machine.

**Bedroom 1** 2.93 x 2.89m  
with double glazed window and radiator

**Bedroom 2** 2.90 x 2.35m  
with double glazed window and radiator

**Bathroom** 2.93 x 2.89m  
with panelled bath with shower over, pedestal wash hand basin, WC, double glazed window and radiator

**Services**  
Mains gas, water, electricity and drainage. Central heating from gas fired boiler serving radiators in each room.

## **Available March 2011**