

# GORDON RICHARDS HOUSE (Apartment 3)

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Exclusive luxury is available in ‘Gordon Richard’s House’, a contemporary apartment building comprising eight generously proportioned two double bedroom properties across three floors and a one-bedroom penthouse with extensive external space; providing the finely crafted design you want, and the perfect place to end a busy day, all offering modern intelligent design nestled on the edge of Carlisle’s historic racecourse.

Apartment 3, located on the ground floor, is a two-bedroom, two-bathroom home that has been designed for modern family life. Comprising a large open plan living / dining space, with adequate space for family living. French doors open out to a spacious private garden overlooking the racecourse and fells beyond. A separate laundry room maximises space.

There are two above average double bedrooms, the master also having the benefit of a modern ensuite bathroom. A large and modern well equipped shower room serving the rest of the household.

# FEATURES:

- Solid oak parquet flooring to apartment entrance hall.
- Porcelain floor tiles included to kitchen / dining area, WC, shower room and ensuite.
- Porcelain wall tiles to shower room and ensuite.
- Bespoke fully fitted kitchen in a range of colours and expansive granite worksurfaces and we also install fully integrated appliances including integrated dishwasher and an integrated fridge freezer, plus Neff induction hob, oven, and combination microwave.
- Double French Doors from kitchen / diner to private garden.
- Two large sized double bedrooms.
- Master bedroom with ensuite.
- Shower room comprising modern contemporary porcelainware, with wall hung WC, shower and wash hand basin, light up mirror and underfloor heating.
- Modern contemporary solid core laminate doors throughout.
- High quality colour coded double glazed windows with neat hidden hinges.
- Video door entry system.
- Our homes are built to the latest environmental standards, in fact insulation levels beyond those required by regulations; ensuring that they're energy efficient, saving you money when you buy new. Smart electric heating and modern solar panels further reduce running costs and help keep your bills under control.
- Ultra-fast fibre connection with built in Wi-Fi distribution.
- Lift.
- 10-year structural warranty.

