

# GORDON RICHARDS HOUSE (Apartment 4)

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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 4, located on the first 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. 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. Instant filtered steaming hot water on tap, fresh filtered cold, as well as your regular hot and cold functions.
- 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.

