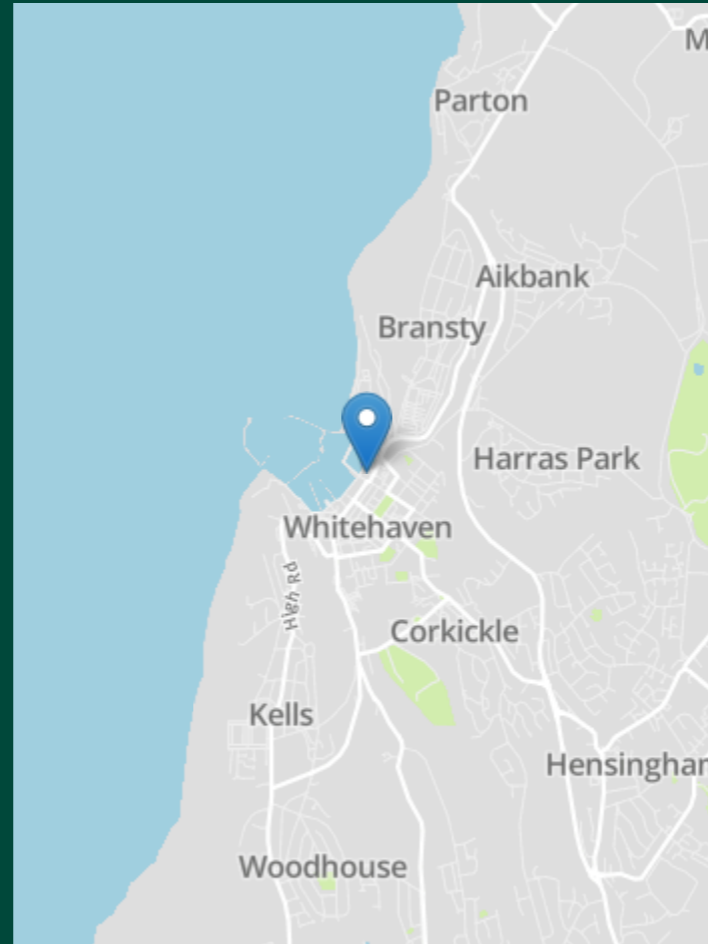


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Approximate total area*

988.49 ft²
91.83 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



14 Pears House, Duke Street, Whitehaven, Cumbria, CA28 7HR

- Second floor apartment
- 2 beds, 2 baths
- 3 private balconies
- Superb marina views
- No onward chain
- Council Tax: Band C
- Tenure: leasehold
- EPC rating B

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Pears House must enjoy one of the most prestigious locations in the historic market town of Whitehaven, overlooking the picturesque marina towards the Irish Sea. There are a wide range of amenities in the town, many of which are just a short walk away, including shops, restaurants and Business Centres.

PROPERTY DESCRIPTION

Presented to the market with the benefit of no onward chain, is this truly stunning 2 bed apartment situated on Whitehaven's picturesque marina with 3 private balconies from where to enjoy the superb views over the marina towards the Irish Sea.

The apartment, which is ideally suited to professionals, for retirement or a second home, offers well appointed living accommodation completed to a high specification which is also likely to generate an attractive income if utilised as a holiday let. In brief comprising entrance, open plan lounge/dining/kitchen with high gloss fitted kitchen and sliding glass doors opening out onto a private balcony positioned to take advantage of the apartments unrivalled harbour views, principal bedroom with ensuite shower room and private balcony, second double bedroom, again benefiting from a small balcony, and spacious bathroom. The apartment has use of the communal entrance including lift access and benefits from one owned, underground parking space.

From the moment you step into the apartment you cannot fail to be impressed by the accommodation on offer, or the breathtaking views which are enjoyed from its own private balcony. Viewing is absolutely essential.

ACCOMMODATION

Communal Entrance

The apartment benefits from use of the communal ground floor entrance, with lift access leading to the second floor where the apartment is located.

Entrance Hall

Accessed via composite door. A generous hallway with two large storage cupboards and doors leading to all rooms.

Open Plan Lounge/Dining/Kitchen

Kitchen Area - 2.36m x 5.64m (7' 9" x 18' 6") A side aspect room, fitted with a range of high gloss, matching wall and base units with complementary work surfacing and upstands, incorporating sunken sink with mixer tap. Integrated appliances including countertop mounted electric hob with extractor over, eye level electric oven, dishwasher and fridge freezer. Open access into a spacious lounge/diner.

Lounge/Diner Area - 5.6m x 4.98m (18' 4" x 16' 4") A stylish and spacious reception room with full length, sliding patio doors giving access onto a delightful balcony area to the front of the property, enjoying superb views over the marina, a further large corner window and side aspect window creating a bright and airy room. With ample space to accommodate lounge furniture together with dining table and chairs.

Bedroom 2

2.76m x 4.34m (9' 1" x 14' 3") A side aspect double bedroom with patio door giving access onto a small, private balcony area.

Bathroom

2.16m x 2.71m (7' 1" x 8' 11") Fitted with a three piece white suite comprising close coupled WC, wash hand basin set on a vanity unit and panelled bath with mains shower over. Fully tiled walls and flooring, vertical heated chrome towel rail, downlights and obscured side aspect window.

Bedroom 1

3.02m x 4.68m (9' 11" x 15' 4") Fitted with a bank of contemporary wardrobes to one wall with a patio door giving access to a further private balcony area to the side.

Ensuite Shower Room

3.02m x 1.41m (9' 11" x 4' 8") Fitted with a three piece suite comprising close coupled WC, wash hand basin set in vanity unit and large walk in shower cubicle with mains, rainfall shower. Fully tiled walls and flooring, extractor fan and chrome ladder radiator.

EXTERNALLY

The property benefits from an undercover parking space together with use of all communal areas including lift. The corner position of the apartment within the block means that it also enjoys three private balconies, two which are accessed from the bedrooms with the third positioned to the front of the apartment, accessed from the main living area and benefitting from superb views over the marina towards the Irish Sea.

ADDITIONAL INFORMATION

Personal Interest Disclosure

Estate Agency Act 1979 - Please be advised the seller is related to an employee of PFK Estate Agents.

Leasehold

The property is leasehold with a 999 year lease being granted in 2009 on completion of the apartment. Details of ground rent and service charges can be obtained from PFK.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Underfloor heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Pears House can be located using the postcode CA28 7HR and identified by a PFK 'For Sale' board. Alternatively by using What3Words//spot.lion.flame

