

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



**FLAT 4 EDWARD LYNTON COURT, COCKERMOUTH CA13 9QY
RENTAL £750 PCM**

Situated in the heart of the town centre within easy reach of all the shops, cafes, bars and restaurants this first floor duplex apartment will make a fantastic home. Offered on an unfurnished basis the immediate effect and including a parking space, the property which is split over two floors includes a hall, two bedrooms and bathroom and to the top floor, a living room and a modern kitchen/breakfast room.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £750.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC band D

Communal Hall

A locked front door leads into hall with access door at rear to parking space. Stairs lead up to a first floor communal landing with door into hall

Entrance Hall

Doors to bedrooms and bathroom, stairs leading up to living accommodation, under stairs storage cupboard, electric heater

Bedroom 1

Two double glazed sash windows to front, electric heater, wood style flooring

Bedroom 2

8' 7" x 7' 10" (2.62m x 2.39m) Double glazed sash window to rear, electric radiator, wood style flooring

Bathroom

Modern suite including panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Extractor fan, tiled walls and flooring

Landing

Doors to living room and kitchen, access to loft space

Living room

15' 4" x 11' 10" (4.67m x 3.61m) Dormer double glazed sash window to front, electric fire and heater, wood style flooring

Kitchen/Breakfast room

11' 8" x 8' 7" (3.56m x 2.62m) Fitted modern range of base and wall mounted units with work surfaces, breakfast bar with stools, electric hob and oven, wall mounted extractor fan, space for fridge freezer and washing machine, Velux window to rear, tiled flooring

Externally

The property benefits from one space for parking to the side of the building

Additional Information

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

The Ofcom website states (at 06/06/2024) that indoors for Three and O2 have service indoors but others have limited signal. Services for all providers are likely outdoors. Currently the property is served by standard broadband (17Mbps) and superfast (80Mbps)

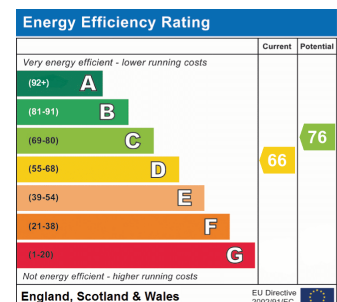
Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

Directions

Walking from the office turn left along South Street heading for the river and turn left into Challoner Street. Half way down turn right into Croftside and Edward Lynton Court will be located on the right hand side.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.