



FLAT 2, 5-6 NEW STREET | WHITEHAVEN | CUMBRIA | CA28 7DY

PRICE £130,000





## SUMMARY

Well positioned within the heart of the town and only moments away from the shopping, bars and the marina, this recently converted apartment will make a fantastic low maintenance home or a perfect buy to let. Formerly part of a retail building now converted into three dwellings, this ground floor apartment includes an open plan living/kitchen/breakfast room with generous breakfast bar and quality units and appliances, a versatile dining room which could also make a home office or den, a double bedroom to the front, and to the rear down a half stair there is a useful rear lobby with external access door, a further double bedroom and a stylish bathroom. Having been recently completed this property benefits from new heating and wiring, so all you have to do is bring your belongings and move right in!

EPC band C

## ENTRANCE VESTIBULE

A front door at street level leads into a vestibule with door into kitchen/living room

## LIVING/KITCHEN/BREAKFAST ROOM

A generous open plan room divided into two areas. The kitchen area has a sash style double glazed window to front, a comprehensive range of stylish base and wall mounted units with wood effect work surfaces and breakfast bar, single drainer sink unit, electric induction hob with Neff oven and extractor fan, integrated fridge, freezer, slimline dishwasher and washing machine, wall mounted combi boiler in cupboard unit. Doors to bedroom 2 and dining room, two double radiators, opening to steps leading down to rear hallway

## DINING ROOM

A generous room off the living area which would make a good dining room but also has potential for an office or den. Fitted with radiator (note no external window).

## BEDROOM 2

Double glazed sash window to front, double radiator

## REAR HALLWAY

Steps lead down from living area to a hallway with doors to bedroom 1 and bathroom, radiator, double glazed door to side leading out into a shared access passageway with door back onto street.

## BEDROOM 1

A double bedroom with double glazed window to rear, radiator, built in wardrobe

## BATHROOM

Double glazed window to side, panel bath with curved screen and electric shower unit, pedestal hand wash basin, low level WC. Chrome towel rail, extractor fan.

## 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: 01946 590412

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Leasehold (Approximately 980yrs remaining)

Maintenance charge £125pm

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge, freezer, dishwasher and washing machine

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps.

Vendor believes Ultrafast is now available for the property.

Known mobile reception issues: EE may have limited service indoors but all others ok

Planning permission passed in the immediate area: None known

The property is not listed

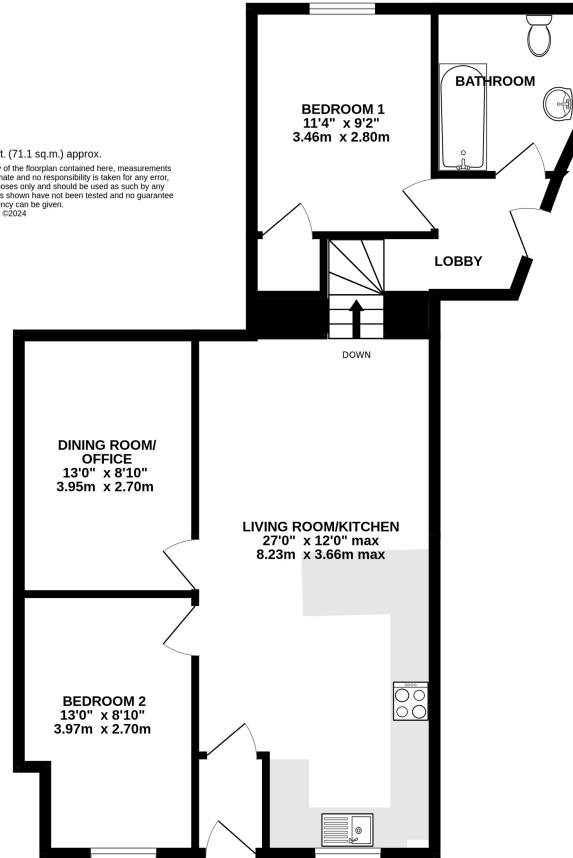
## DIRECTIONS

Our office is located on the junction with Lowther Street and New Street so simply walk down the side of the office and the apartment is in the next building



**GROUND FLOOR**  
765 sq.ft. (71.1 sq.m.) approx.

TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			