

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
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## 21 ADMIRAL CLOSE, WORKINGTON, CUMBRIA CA14 3FF RENT £895 PCM

Situated on a new development close to the station and supermarket, this recently constructed stylish second floor apartment is offered on an unfurnished basis with immediate effect and includes a communal entrance with secure entry phone access, an entrance hallway, an open plan lounge/dining/kitchen with fitted appliances and Juliet balcony, a main bedroom with en-suite shower room, second bedroom and bathroom. There is also a cloaks/storage cupboard in the hallway. The property has 1 allocated parking space and a communal garden to the rear.

The landlord has requested; No Smokers, pets subject to landlords approval. A Tenancy deposit of £895 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC Band: B

### Entrance Area

Secure communal entrance hall with stairs leading to second floor and front door into apartment.

### Entrance Hallway

Cloaks/storage cupboard, radiator, entry-phone, doors to rooms.

### Lounge/Dining/Kitchen

25' 5" x 11' 3" (7.75m x 3.43m)

A generous open plan room split into three areas. The living area has double glazed uPVC window and uPVC French doors/Juliet balcony to front, double radiator, space for table and chairs, open to kitchen area.

### Kitchen Area

Range of contemporary base and wall units with wood style worksurfaces, stainless steel sink with mixer tap, integrated oven and gas hob with stainless steel splash-back and matching filter, integrated washing machine, dishwasher, fridge and freezer, combination boiler concealed in cupboard, double glazed uPVC window to front, radiator, breakfast bar with two stools, laminate wood grain flooring

### Bedroom 1

11' 0" x 8' 6" (3.35m x 2.59m)

Double glazed uPVC window to rear, radiator, built in wardrobe, door to En-suite.

### En-suite

Patterned double glazed uPVC window to rear, corner shower cubicle with thermostatic shower unit, low level WC, pedestal hand wash basin with mixer tap, chromed heated towel rail, extractor fan, vinyl wood style flooring.

### Bedroom 2

8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed uPVC window to rear, radiator.

### Bathroom

Patterned double glazed uPVC window to side, panelled bath with mixer tap and hand shower attachment, pedestal hand wash basin, low level WC, tiled splash areas, chromed heated towel rail, extractor fan, vinyl flooring.

### Externally

The property has one parking space allocated. There is a communal garden to the rear.

### 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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Broadband type & speed: Standard 9Mbps / Superfast 44Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates O2 has limited service indoors but the other networks have none. All networks have signal outdoors and all have limited service indoors

Mains water, gas, 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 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

The property is located just off the A597 (Solway Road) at Clay Flatts. Turn off towards KFC at Bessemer Way, taking the left turn at KFC onto Lakes Road, then immediately left again onto Marsh Drive. Follow the road for a distance taking the second right turn onto Admiral Close, the property is almost immediately on the right as you turn in.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 83      | 83        |
| (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                     |         |           |

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.