



FLAT 9, GOLDEN LION COURT MARKET PLACE | WHITEHAVEN | CA28 7JD

PRICE £100,000





SUMMARY

Well positioned in Whitehaven town centre, close to Costa Coffee and the Marina, yet tucked away from the hustle and bustle, this absolutely gorgeous first floor flat in Golden Lion Court has to be viewed to be believed! Successfully used as an Airbnb by the owners and available furnished so its 'ready to go' this property will make a great investment, bolt-hole or permanent home for a professional. The accommodation includes an elegant living room with panelled walls, a decent modern kitchen with double aspect, a stunning main bedroom with panelling and built in wardrobe, a second bedroom with bunkbeds and desk, and a fitted bathroom. In addition the property benefits from the use of a gated courtyard - a lovely place to spend a sunny morning, or candlelit summer evening!

EPC band D

GROUND FLOOR ENTRANCE

A gated arch on the roadside leads into a courtyard with steps in the far left corner leading up to a covered area with Security door into ground floor hall. A 'castle' style spiral stair leads up to first floor with door into apartment.

ENTRANCE HALL

Doors to bedrooms, opening into living room, wood style flooring, security intercom

LIVING ROOM

A spacious room with an elegant feel, including two sash windows to front, three decorative panelled walls, stove effect fire with surround and hearth, double radiator, coved ceiling, wood style flooring, door to inner hall

INNER HALL

Doors to kitchen and bathroom, built in cupboard, coved ceiling, tiled flooring

KITCHEN

Sash windows to both sides, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with electric oven and extractor, fitted washing machine and fridge freezer, double radiator, tiled flooring

BATHROOM

Window to side, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Tiled walls, extractor fan, tiled flooring, chrome towel rail.

BEDROOM 1

Sash window to rear, panelling to three walls, recessed double wardrobe, double radiator, cast iron style fire surround, wood style flooring

BEDROOM 2

Sash window to front with window seat, coved ceiling, double radiator, wood style flooring

EXTERNALLY

The property benefits from use of a shared courtyard garden accessed via a gated entrance by the front door and with space for bistro table and chairs.

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

Council Tax Band: A

Tenure: Leasehold however the owners own the freehold. Service charges TBC

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

Fixtures & Fittings: Oven hob and extractor. The vendor informs us that all the furniture, appliances, white goods and curtains can be left within a sale at an appropriate value.

Broadband type & speed: Data from Ofcom suggests the following speeds are achievable. Standard 17Mbps / Superfast 80Mbps. The owner reports that Superfast speed is more like 65Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates All providers have service outdoors and all are ok indoors with the exception of EE which has limited service

Planning permission passed in the immediate area: None known

The property is not listed

Parking: The owner will benefit from a residents permit for on-road parking in the town centre.

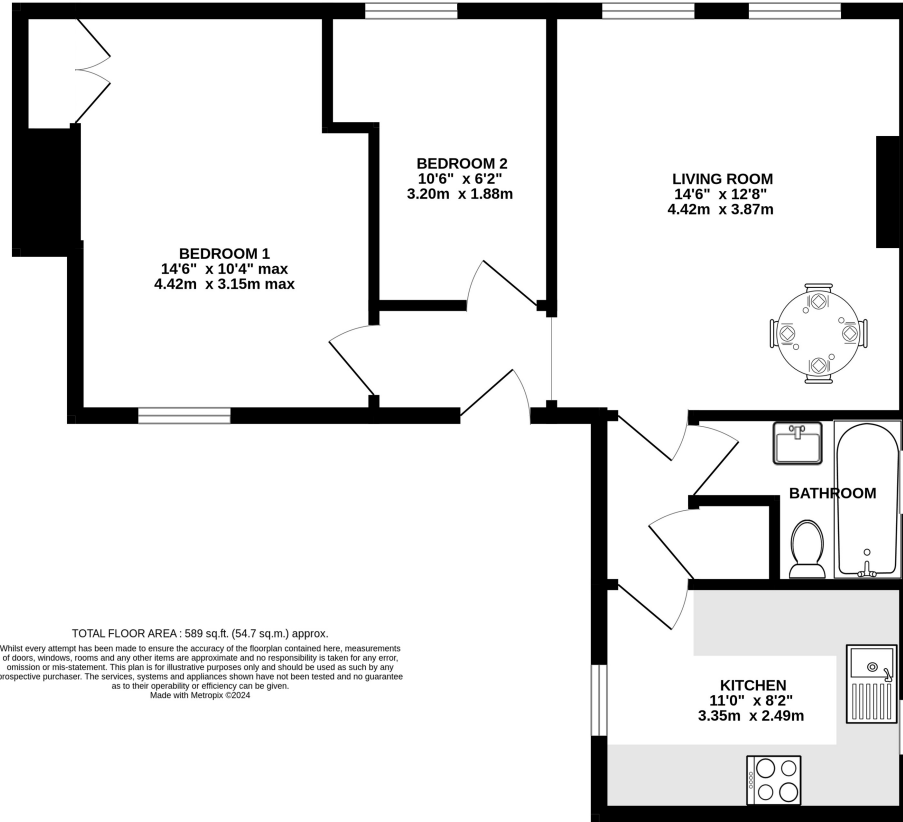
DIRECTIONS

From the office walk towards the Marina and turn left by Costa Coffee into King Street. At the end of this main shopping road which opens into Market Place, turn left in front of the 2nd Costa Coffee shop and the immediately right through a gated archway. Follow this into a courtyard and proceed up steps in the top left hand corner which leads to the main entry door for Apt 9 and also the gated access to the shared courtyard garden.





GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			