



1 TRINITY COURT | WHITEHAVEN | CUMBRIA | CA28 7NB

PRICE £50,000





SUMMARY

We really like this spacious ground floor apartment in this centrally located development which is close to the marina and all the shopping and entertainment facilities you could need. The block benefits from lift access although this apartment is on the ground floor and includes an entrance hall, a generous living/dining room, a fitted kitchen with rare external window (most apartments in this block do not have kitchen or bathroom windows), a large double bedroom and a modern shower room. The property is also offered for sale with vacant possession. Age restrictions and shared ownership restrictions apply - please contact agent for more information.

EPC band D

GROUND FLOOR COMMUNAL ENTRANCE

A security door on the side of the building allows access to lobby with elevator to upper floors and a hallway leading to ground floor apartments.

ENTRANCE HALL

A part glazed front door leads into hall with doors to rooms, electric heater, double coat/linen cupboard

LIVING/DINING ROOM

A spacious room with two double glazed sash windows to front, two electric heaters, electric fire with surround, coved ceiling, security intercom, door to kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashbacks, electric cooker, space for fridge freezer and washing machine, double glazed window to side, electric heater, extractor fan

BEDROOM

A generous double bedroom with double glazed window to rear, electric heater, two sets of built in wardrobes

SHOWER ROOM

Walk-in shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. PVC splash panels to half wall height, extractor fan, wood style flooring

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. Castles & Coast are Freeholders

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, cooker

Broadband type & speed: Standard 19Mbps / Superfast 80Mbps

Known mobile reception issues: EE has limited service all others ok

Occupancy Restrictions: Over 55's only. 70% shared Ownership with rental portion £180pm

Planning permission passed in the immediate area: None known

The property is not listed

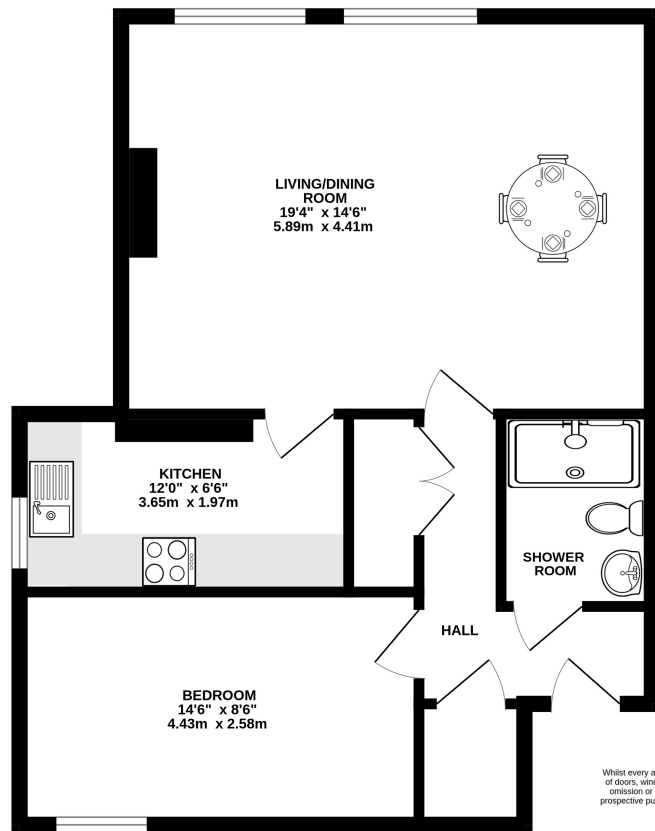
DIRECTIONS

From the town centre head out towards McDonalds away from the Marina and at the end of Lowther Street turn right by the Civic Centre. Trinity Court will be located immediately on the left hand side and the main entrance is on the side of the building.





GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 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.
 Made with Metroplan v2024

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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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		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			