



FLAT 16 WHITEHAVEN CASTLE | WHITEHAVEN | CUMBRIA | CA28 7RA

PRICE £85,000





SUMMARY

Situated in the heart of town Whitehaven Castle offers exclusive over 55's living on a shared ownership basis. The magnificent Grade II listed property is close to local shops, marina, pubs/restaurants and we are pleased to offer a spacious two bedroom first floor apartment well located on the front of the building which includes an entrance hall, a spacious lounge/dining room, a fitted kitchen, two double bedrooms and a fitted shower room. The building also benefits from secure entry door access, lift as well as allocated residents parking spaces plus visitor parking bays which are available on a first come first serve basis.

EPC band C

COMMUNAL ENTRANCE RECEPTION HALL

A part glazed entry door leads into a reception hall with doors leading into stairwell and lift to upper floors. A shared corridor leads to apartment

FIRST FLOOR ENTRANCE HALL

Front door leads into hall with doors to rooms, walk-in storage cupboard

LIVING/DINING ROOM

A generous room with window to front and lovely views out over gardens, radiator, space for table and chairs

KITCHEN

Fitted in a range of base and wall mounted units with work surfaces, electric cooker with extractor, single drainer sink unit with tiled splashback, space for washing machine, wall mounted boiler, space for drop-leaf table

BEDROOM 1

A generous room with window to front and lovely views over gardens, radiator

BEDROOM 2

Window to front with views, radiator

SHOWER ROOM

Fitted with walk-in shower enclosure and electric shower unit, hand wash basin and low level WC. Radiator, extractor fan

EXTERNALLY

The property enjoys mature gardens to the front and side with lawn, mature trees and planting. To one side there is a residents parking area and also some visitors parking bays.

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: B

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, cooker and extractor

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

Known mobile reception issues: EE limited service. All other networks ok for calls but have limited data service

Planning permission passed in the immediate area: None known

The property is Grade II listed

Occupancy Restriction: Over 55's only and 75% shared ownership

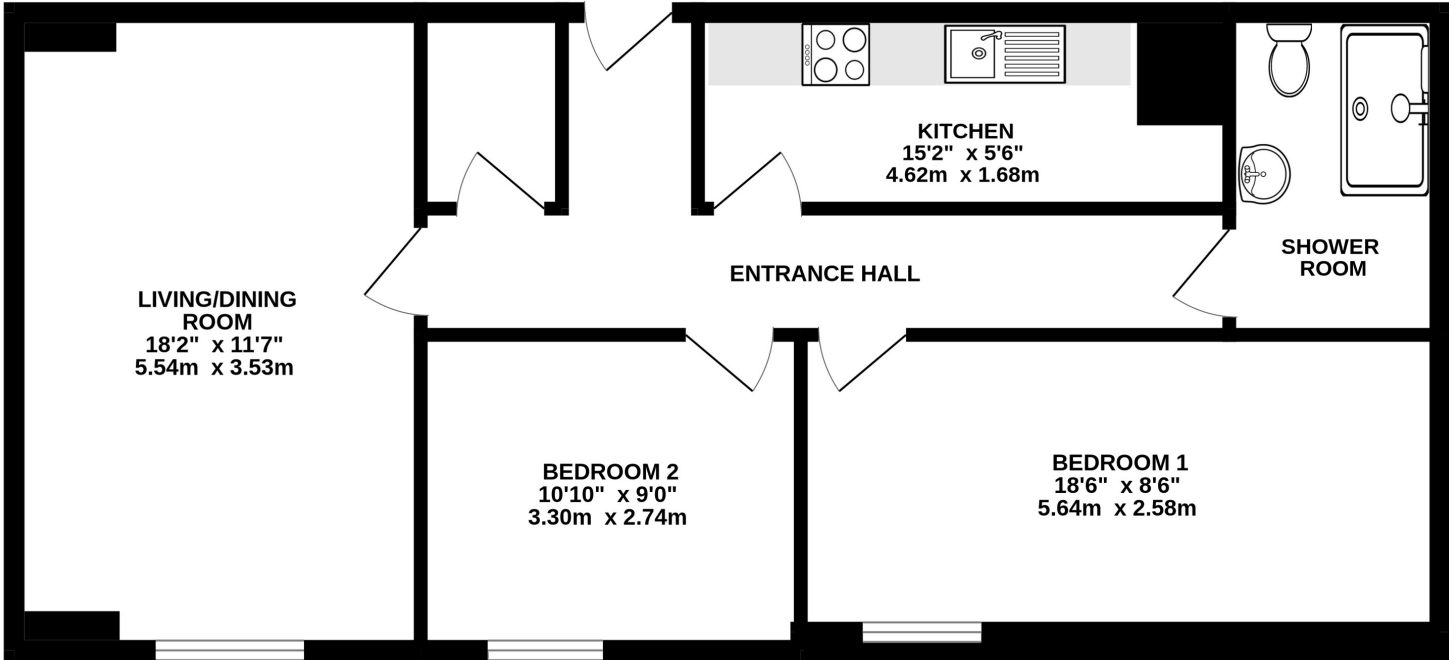
An annual service charge of £2308.45 applies

DIRECTIONS

From the town centre head away from the marina towards McDonalds and the Castle will be prominently located on the left hand side.



GROUND FLOOR
 717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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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.

www.lillingtons-estates.co.uk

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

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		72	83
<small>England, Scotland & Wales</small>			