

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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01946 590412
Website:
www.lillingtons-estates.co.uk



**31 FLETCHER CLOSE, COCKERMOUTH, CUMBRIA CA13 0HB
£750 PCM**

In the centre of Cockermouth town, this modern two bedroom, second floor flat offers hallway, lounge open to kitchen with appliances, two bedrooms and bathroom. The property is close to local shops and other amenities and with good road links to A66 and leisure and employment centres. The property is part furnished and available to view from Mid September 2024.

Entry Vestibule

Shared entrance to properties, with stairs rising to main entrance door leading into property. Further door into hallway.

Hallway

Doors to all rooms, loft access, electric heater, door to water tank cupboard and storage, entry-phone.

Lounge

12' 9" x 12' 1" (3.89m x 3.68m)

Window to front, electric heater, open to kitchen area.

Kitchen

10' 6" x 9' 10" (3.20m x 3.00m)

Door to storage, range of units at base and eye level, rolled edge work surfaces, window to rear, composite sink with mixer tap, dishwasher, fridge/freezer and washing machine, electric heater, integrated oven and hob.

Bedroom 1

10' 5" x 9' 11" (3.17m x 3.02m)

Window to side, electric heater, door to storage cupboard.

Bedroom 2

9' 11" x 9' 5" (3.02m x 2.87m)

Window to side, electric heater, door to storage cupboard.

Bathroom

Panelled bath with electric shower over, pedestal hand wash basin, low level WC, vinyl flooring, part tiled, patterned window to rear.

Externally

Parking for 1 vehicle with permit.

Directions

From the town centre proceed along Main Street towards Workington. Pass the first roundabout and then take the first left. Proceed to the end of the road and Fletcher Close is directly ahead. The flat is in the first block on the left, the door is to the rear of the property.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

39a Station Street
Cockermouth
CA13 9QW

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: D

Additional Information

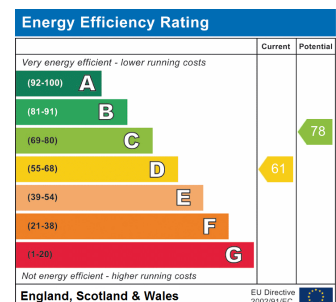
Council Tax Band: A

Mains water, 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 directly.

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.

The Ofcom website states (at 03/09/2024) that EE and Vodafone are limited for both voice and data indoors at this address with O2 and Three, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (1.0Mbps) and superfast (20Mbps)



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.