



13 BARDYWELL HEIGHTS | WEST STRAND | WHITEHAVEN | CUMBRIA | CA28 7QG

PRICE £180,000



Lillingtons
Estate Agents



SUMMARY

Beautifully positioned at the side of Whitehaven's spectacular marina, this fantastic modern penthouse apartment is close to all the town's amenities. Benefitting from secure basement parking, lift access, under floor heating throughout and a roof terrace, the stylish and contemporary apartment includes an open plan living/dining/kitchen with bi-fold doors onto balcony with views over the marina, a main bedroom with en-suite shower room, a second double bedroom and modern bathroom. Whether this is to be a main home, a UK base or an investment purchase it sure ticks a lot of boxes and is one for your 'to view' list!

EPC band B

GROUND FLOOR COMMUNAL HALL

Secure entry doors lead into hallway with seating, stairs and lift to upper floors

4TH FLOOR LANDING

Shared landing with lobby and door to apartment

ENTRANCE HALL

A large hallway with doors to rooms, double glazed window to rear, utility/coat cupboard, underfloor heating

LIVING/DINING/KITCHEN

A generous triple aspect room including a living area with bi-fold doors leading out onto roof terrace, further double glazed window to the side, under floor heating throughout.

Dining area with ample space for table and chairs, double glazed window to side and rear.

Kitchen area fitted with a range of base and wall mounted units plus a centre island including breakfast bar, hob and extractor with oven under, plus integrated fridge and freezer. Single drainer sink unit, space for washing machine

ROOF TERRACE

The property benefits from an enclosed roof terrace accessed from the living room with ample space for decking/dining furniture

BEDROOM 1

Double glazed window to front, built in wardrobe, wood style flooring with under floor heating, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to front, shower enclosure with thermostatic shower unit, pedestal hand wash, low level WC. Extractor fan, tile effect flooring, under floor heating

BEDROOM 2

Double glazed window to rear, wood style flooring with under floor heating

BATHROOM

Fitted with panel bath with twin head thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Tiled wall areas, tile effect flooring, extractor fan

SECURE PARKING

The property benefits from secure allocated parking to the side of the building accessed via an automated barrier.

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: C

Tenure: Leasehold. Service charges available from agent.

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge and freezer

The property is not listed

DIRECTIONS

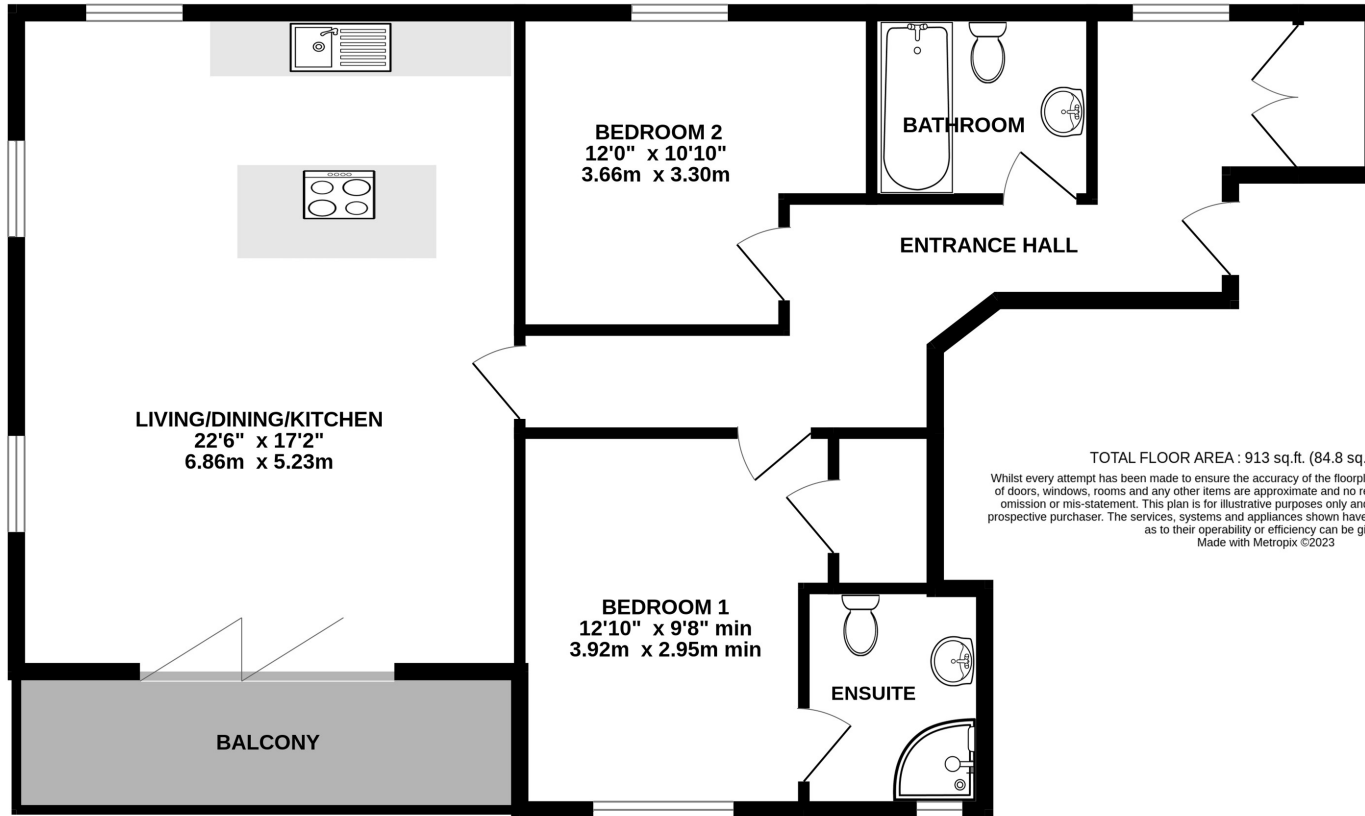
From the town centre walk along Lowther Street out to the marina, turning left and continuing past Zest Harbourside restaurant to the corner of the quayside where Bardywell Heights is located. The property is on the top floor





GROUND FLOOR

913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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.

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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			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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			