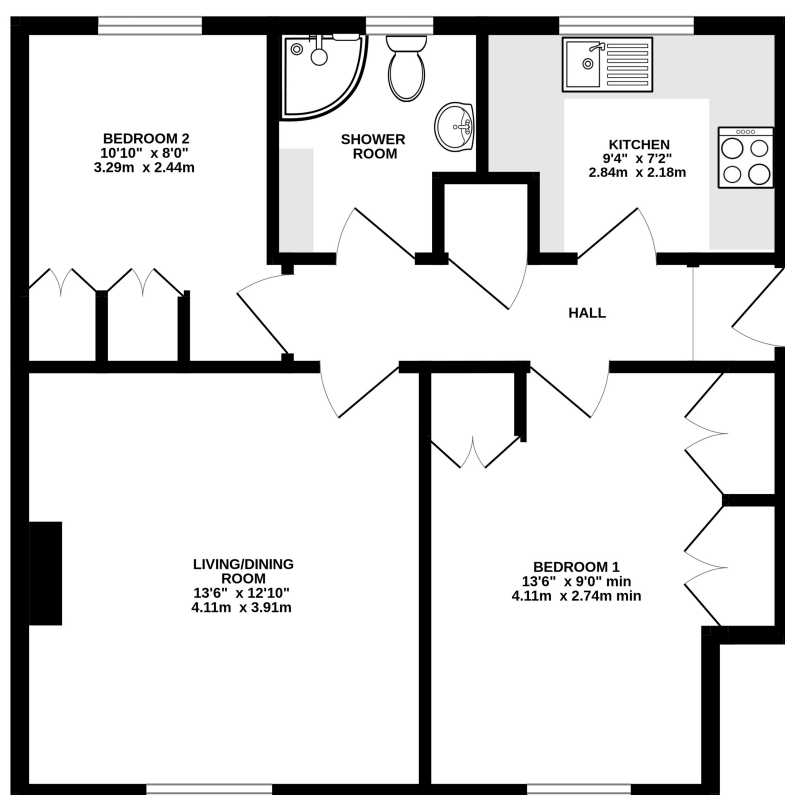




TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.

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 not 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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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		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

SUMMARY

This rarely available ground floor apartment is located within a short flat walk of all the bars, cafes, shops and restaurants in the town centre and so will make an excellent option for a downsize. Offered chain free the accommodation includes an entrance hall, living/dining room, fitted kitchen, two bedrooms and a shower room. Externally there is a parking space off road in a residents area. A great buy for the money...

EPC band C

GROUND FLOOR COMMUNAL ENTRANCE

Entry doors at front and rear of the building lead into a communal hall with door to apartment

ENTRANCE HALL

Front door leads into lobby, with opening to hall. Doors to rooms, built in airing cupboard, coved ceiling

LIVING/DINING ROOM

Sash double glazed window to front, electric fire with surround and hearth, space for table and chairs, electric heater, coved ceiling

KITCHEN

Double glazed sash window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric cooker, space for washing machine and slimline dishwasher, integrated fridge/freezer

BEDROOM 1

Double glazed sash window to front, built in wardrobes to one wall, further built in wardrobe, electric heater, coved ceiling

BEDROOM 2

Double glazed sash window to rear, built in wardrobes, electric heater, coved ceiling

SHOWER ROOM

Double glazed window to rear, quadrant shower enclosure with electric shower unit, hand wash basin with cupboards under, low level WC. Tiled walls, vanity unit and mirror.

EXTERNALLY

The block benefits from a residents parking area at the back where there is an allocated space and bin storage area.

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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, cooker, fitted fridge freezer

Broadband type & speed: Standard 18 Mbps / Superfast 72Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has limited service indoors but all other networks are ok. All providers have signal outside.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From the office walk down to Main Street and turn left towards Workington. Pass the mini roundabout by Wordsworth House and at the next roundabout by the Gote road bridge turn left into Derwent Street. The carpark to Derwent Court is on the right and there is an entry door into the block in the corner of the building

