



35B HUNDAY COURT | WORKINGTON | CUMBRIA | CA14 3SL

PRICE £60,000



Lillingtons
Estate Agents

SUMMARY

Attention Investors - This second floor two bedroom apartment is available for sale with the added benefit of a current long term tenant who wished to stay long term making it a good option to add to an existing portfolio (or start one). The property is well located and provides spacious accommodation, including an entrance hall, a generous living room which opens into a fitted kitchen with walk-in store, a double and single bedroom plus a fitted bathroom. In addition there is residents parking to the front. For more information on the current tenancy please contact the agent.



EPC band C

SECOND FLOOR LANDING

ENTRANCE

A communal landing has a PVC front door into hall

ENTRANCE HALL

Doors to rooms, radiator, built in linen cupboard

LIVING ROOM

A generous room with two double glazed windows to front, double radiator, opening into kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for washing machine and fridge, double radiator, walk-in storage cupboard

BEDROOM 1

A double bedroom with double glazed window to rear, radiator

BEDROOM 2

A single bedroom with double glazed window to front, radiator

BATHROOM

Double glazed window to front, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. PVC cladding to splash areas, radiator

EXTERNALLY

There is general residents parking available at the front. the block has access doors to both front and rear.

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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 14Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates EE has good service outside and indoors. 3 has good service outside and variable signal indoors. O2/Vodafone have good service outside and limited signal indoors.

Planning permission passed in the immediate area: None known

The property is not listed

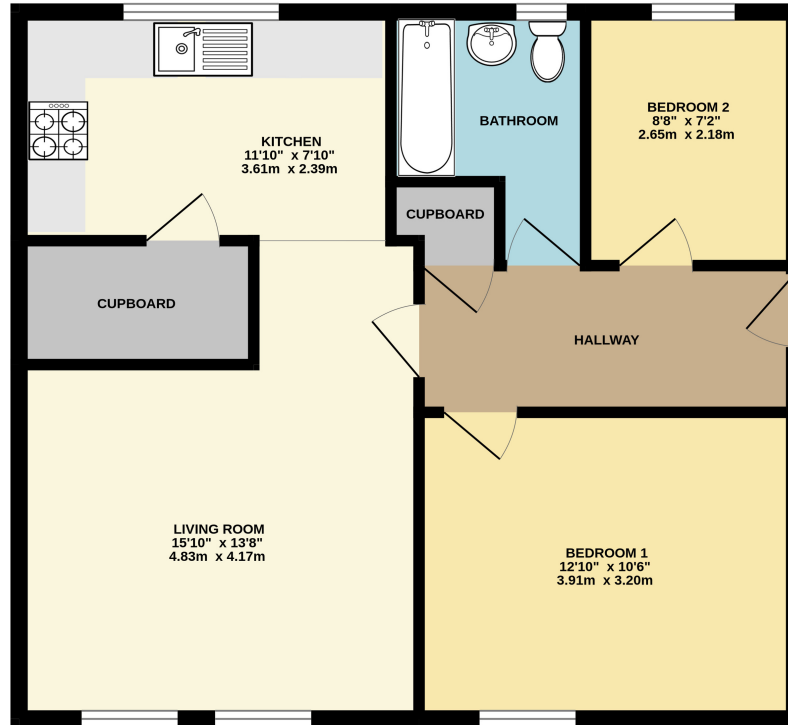
Agents Note: The property is being offered for sale with a sitting tenant. The tenancy is now on a periodic basis but the long running tenant would like to remain in the property once sold.

DIRECTIONS

From the town centre head out on High Street, passing Newlands Lane and turning right into Ashfield Road. Take the second turn on the right into Hunday Court and proceed to the end of the cul de sac. Flat 35b is in a block on the left side at the head of the road and is on the second floor.



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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.

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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	76	78
(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			