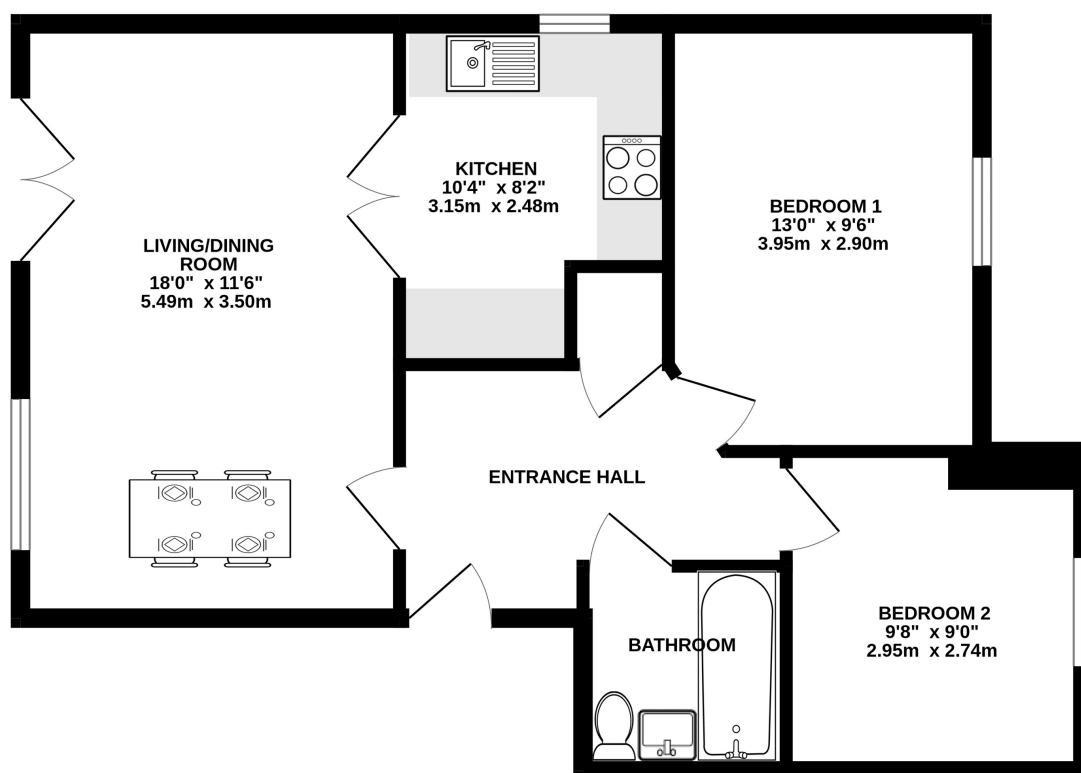




GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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.





#### SUMMARY

Located just on the fringe of Cockermouth town centre, this purpose built second floor flat is a short flat walk from all the shops, cafes, bars and restaurants making this perfect purchase for a professional person or for a bolt-hole. The property includes a spacious entrance hall, a generous open plan living/dining room with French doors onto a Juliette balcony, a modern fitted kitchen, two decent size bedrooms and a fitted bathroom. There is also allocated parking to the front.

EPC band D

#### GROUND FLOOR COMMUNAL HALLWAY

An entry door on the left hand side of the building leads into a hall with stairs rising to 2nd floor landing and door into apartment

#### SECOND FLOOR ENTRANCE HALL

A spacious hall with built in double airing cupboard, electric heater and doors to rooms

#### LIVING/DINING ROOM

A generous light filled room with double glazed French doors to front with 'Juliette balcony' further double glazed window to front, space for table and chairs, electric heater, coved ceiling, double doors lead into kitchen

#### FITTED KITCHEN

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven and extractor, space for washing machine, integrated fridge freezer

#### BEDROOM 1

Double glazed window to rear, electric heater

#### BEDROOM 2

Double glazed window to rear, electric heater

#### BATHROOM

Panel bath with shower unit and screen, bowl style sink unit with cupboard under, low level WC. Tiled walls, chrome towel rail, extractor fan, tile effect flooring

#### EXTERNALLY

To the front of the block there are allocated parking spaces for each property plus a number of designated visitor spaces.

#### 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: B

Tenure: Leasehold. £200pm maintenance charge plus £100pa ground rent

Services: Mains water and electric are connected, mains drainage

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

Broadband type & speed: Standard 17Mbps / Superfast 47Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 and O2 have signal inside but others have limited service. All networks ok outdoors

Planning permission passed in the immediate area: None known

The property is not listed

#### DIRECTIONS

From the office head down Station Street and turn left onto Main Street. Follow the road out past Wordsworth House towards Workington and at the BMW garage turn left into Low Road Close. Follow the cul de sac round to the right to where the apartment block is situated and the property will be in the left hand section of the building.

