



FLAT 4 SOUTHSIDE | CHAPEL STREET | FLIMBY | MARYPORT | CUMBRIA | CA15 8QG

PRICE £75,000





SUMMARY

Tucked away in the coastal village of Flimby near Maryport this 3-4 bedroom duplex apartment is somewhat of a 'Hidden Gem' and not at all what you expect. Forming part of the old Co-Op building this 1st and 2nd floor apartment is in great shape and provides family size accommodation with the added benefit of parking to the rear. Offered chain free the property includes a large living/dining room, a modern fitted kitchen with built in appliances, two first floor bedrooms and a modern fitted shower room. To the top floor there is a useful study area on the landing and two further bedrooms. There is more here than meets the eye, especially as the property co-owns the freehold for the building. A great buy for the money

EPC band D

GROUND FLOOR COMMUNAL HALL

Front door opens into a communal hall with a locked door opening onto a shared staircase for flat 3 & 4 which leads to first floor level and the front door to apartment

FIRST FLOOR ENTRANCE HALL

Doors to rooms, radiator, bi-fold doors open to stairs to second floor

LIVING ROOM

A generous room with two double glazed windows to front, fitted blinds, two radiators

KITCHEN

A modern fitted kitchen with a range of base and eye level units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with extractor fan, Bosch oven, integrated slimline dishwasher and washing machine, space for fridge freezer, double glazed window to side, radiator, wood style flooring

BEDROOM 1

Double glazed window to side, radiator, under stairs cupboard

BEDROOM 2

Double glazed window to rear, radiator, built in wardrobes with sliding doors

SHOWER ROOM

Double glazed window to rear, quadrant shower pod with twin head thermostatic shower unit, body jets and radio, hand wash basin with cupboards under, hidden cistern WC. PVC cladding to splash areas, chrome towel rail

SECOND FLOOR LANDING/STUDY AREA

A generous landing area with built in study desk and storage units, doors to bedrooms, radiator, Velux window to side.



BEDROOM 3

Velux window to side with a view to the sea, double radiator, two built in wardrobes, vaulted style ceiling

BEDROOM 4

Velux window to side with sea view, two eaves storage cupboards, double radiator, vaulted ceiling

EXTERNALLY

The building benefits from a rear enclosed area where each flat has a parking space

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 (Owner of flat will own 25% of Freehold along with the other three flats)

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher and washing machine

Broadband type & speeds available: Standard 3 Mbps / Superfast 67Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O" has signal indoors but others have limited service. All providers have signal outdoors

Planning permission passed in the immediate area: None known

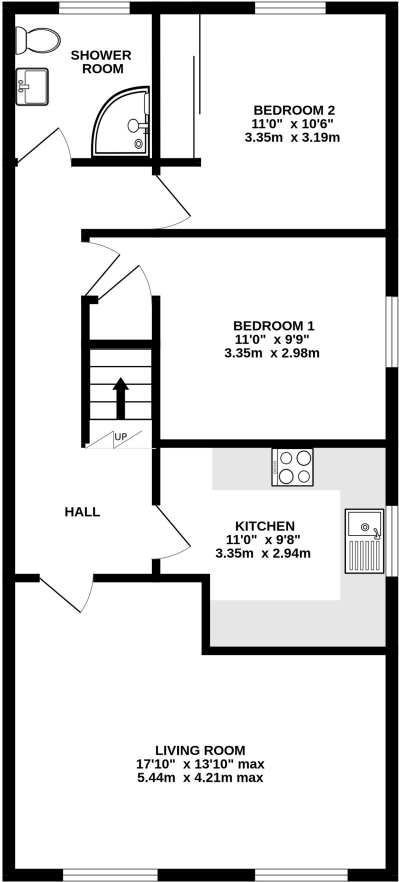
The property is not listed

DIRECTIONS

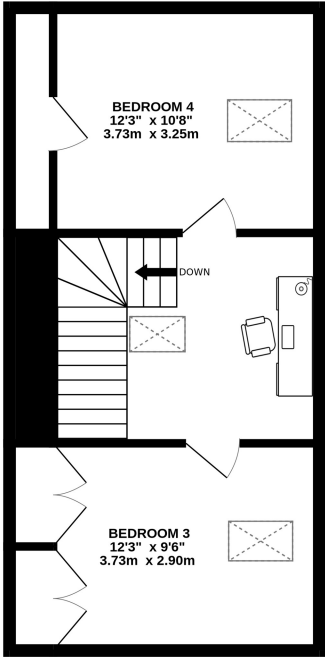
From Cockermouth take the A594 to Maryport, passing through Dearham. At the main traffic lights turn left onto the A596 heading to Workington. Enter the village of Flimby and pass the school on the left. Take the 2nd turning on the left into Chapel Street, opposite the station and the building will be prominently located on the right hand side.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	64	80
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		