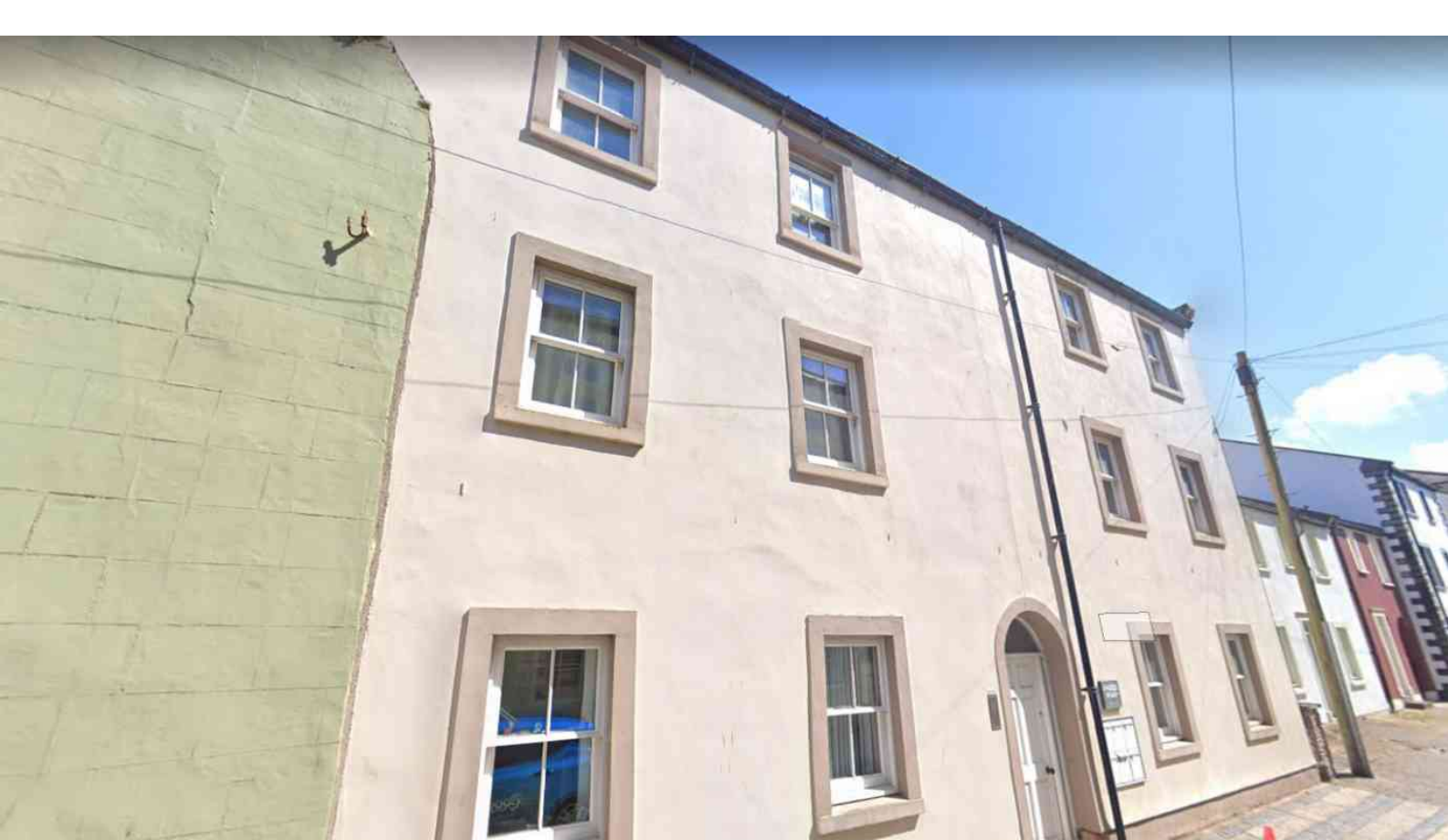


PFK

Guide Price: £85,000



PFK

Approximate total area⁽¹⁾

766.93 ft²

71.25 m²

Reduced headroom

106.62 ft²

9.91 m²

(1) Excluding balconies and terraces

Reduced headroom

(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



Flat 5 Howgill Court, Howgill Street, Whitehaven, CA28 7QN

- 2nd floor duplex apartment
 - Immaculately presented
 - Tenure: leasehold
- Two double bedrooms
 - Flexible accommodation
 - Council Tax: Band A
- Communal gardens
 - Central town location
 - EPC rating E

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

LOCATION

Whitehaven is a town and port on Cumbria's west coast. For those wishing to commute there are good links via the A595, and bus and rail links. The property itself is ideally located for those working in Albion Square and within easy reach of the town's excellent amenities including the historic harbour, attractive marina area, shops, schools and leisure facilities.

PROPERTY DESCRIPTION

An immaculately presented, second floor, duplex apartment conveniently located in the heart of Whitehaven town centre. Presented to the market with no onward buying chain and in good condition throughout, the property has most recently been a buy to let and would suit an investor looking to build their portfolio, its town centre location, a short walk to shops, resaurants and the Albion Square Business Centre would suit professionals and first time buyers alike.

The layout offers adaptable accommodation and comprises entrance hallway with built in storage, modern kitchen and bathroom, two double bedrooms, and stairs to a spacious lounge with dining space and Velux windows overlooking the town – a superb living space. Due to the arrangement, a buyer could utilise the accommodation to suit their needs, as the upper floor lounge would be equally suitable as an incredible principal bedroom or home office space with the option to use one of the bedrooms as living space. Externally, there is a communal garden area.

Offering excellent value for money and a prime setting in the town, viewing is highly recommended.

ACCOMMODATION

Communal Entrance

Entrance Hallway

5.0m x 1.7m (16' 5" x 5' 7") With large, built in storage cupboards and stairs to upper floor accommodation.

Bedroom 1

2.9m x 3.5m (9' 6" x 11' 6") A front aspect, double bedroom (could be used as living area if preferred).

Bedroom 2

3.5m x 3.5m (11' 6" x 11' 6") A further large, front aspect, double bedroom.

Bathroom

1.7m x 1.6m (5' 7" x 5' 3") Partly tiled and having obscured window to rear aspect, built in storage and three piece suite comprising bath with shower over, wash hand basin and WC.

Kitchen

4.0m x 1.7m (13' 1" x 5' 7") A rear aspect kitchen fitted with range of wooden wall and base units with complementary work surfacing incorporating stainless steel sink/drainer unit with mixer tap. Built in oven and hob with extractor over and integrated fridge freezer and washer/dryer.

UPPER FLOOR LANDING

1.00m x 1.8m (3' 3" x 5' 11")

Lounge/Dining Area

4.7m x 6.6m (15' 5" x 21' 8") max. A generously proportioned, bright room with the benefit of numerous Velux roof windows overlooking the town.

EXTERNALLY

On street parking is available via a permit, which can be obtained from the local council.

ADDITIONAL INFORMATION

Lease Details

The property is leasehold with the lease being granted in 2008 for a period of 999 years.

Monthly service charges of £70 are payable which cover maintenance of the communal areas.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains, electricity, water & drainage. Electric central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these sale particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property is located in Whitehaven town centre; a postcode CA28 7QN in Sat Nav should take you directly to the property.

