



FLAT 2, 12A MARKET PLACE | COCKERMOUTH | CUMBRIA | CA13 9NQ

PRICE £69,950



#### **SUMMARY**

This one bedroomed self contained apartment is an ideal investment opportunity, holiday home or a first step on the property ladder, located in the heart of the popular market town, Cockermouth.

#### **ENTRANCE**

A gated passage leads to a spiral staircase leading to flats. A part glazed door on 1st floor level opens into the apartment.

#### **LOUNGE DINER**

15' 0" x 12' 8" (4.57m x 3.86m)

A double aspect room with double glazed window to front and window to side, electric heater, utility cupboard, space for table and chairs, doors to kitchen and bedroom.

#### **KITCHEN**

7' 4" x 5' 6" (2.24m x 1.68m)

Window to side with blinds, fitted base and wall mounted units with work surfaces, single drainer sink unit, tiled splash back, electric hob with oven and extractor fan, fitted fridge and washing machine, wood effect floor, ceiling extractor fan.

#### **BEDROOM**

13' 1" x 9' 5" (3.99m x 2.87m) A double bedroom with internal window from living room letting in borrowed light, electric heater, door to En-suite.

#### **EN-SUITE SHOWER ROOM**

Shower cubicle with electric shower unit, pedestal hand wash basin, low level WC. Tiled areas, extractor fan, electric heater.

#### **EXTERNAL**

To the rear of the property is a small patio area.

#### **ADDITIONAL INFORMATION**

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

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Cumbria

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cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

Services: Mains water, electric are connected, mains drainage

Fixtures & Fittings: Oven, hob and extractor.

All services/appliances have not and will not be tested.

The property is not listed but is in a conservation area.

#### **DIRECTIONS**

Heading along Main Street from the town centre, cross the Cocker Bridge and turn right onto Market Place. Go through a gated passageway between a recruitment consultants and The Castle bar and turn left through an archway. The spiral stair leads up to the entry door on the 1st floor.







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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