

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
01946 590412  
**Website:**  
[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**FLAT 1, CURZON LOFTS 38 CURZON STREET, MARYPORT CA15 6DA  
RENT £625 PCM**

A spacious and well presented town centre apartment, perfectly located for access to local shops, cafes and the harbour. The property is finished in a modern contemporary style and is available with immediate effect. The part furnished accommodation includes and ground floor secure door with entry system, entrance hall with exposed feature wall, a generous living room with vaulted ceiling and exposed beams, a modern kitchen with breakfast bar and integrated appliances, two double bedrooms and a stylish bathroom with bath and separate shower.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £625.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band E

## Entrance

A secure front door on the street leads into a shared hallway and stairs leading up to higher levels with entry door into apartment

## Entrance Hall

An L-shaped hall with doors to rooms, security entry phone system, feature exposed stone wall, light tubes allowing natural light to enter, wood style flooring

## Living/Dining room

A stunning room with vaulted ceiling and exposed ceiling beams, three double glazed windows to two aspects, electric wall mounted fire, electric radiator, space for dining table and chairs

## Kitchen/Breakfast room

A spacious room fitted with a wide range of base and wall mounted units and work surfaces including breakfast bar with stools, inset sink unit, electric range style cooker in chimney breast feature, integrated dishwasher, fridge freezer and washer/dryer, LED kickboard lighting, double glazed window, electric radiator, wood style flooring

## Bedroom 1

Double glazed window, electric radiator

## Bedroom 2

Double glazed window, electric radiator

## Bathroom

A modern contemporary bathroom fitted with freestanding type bath, quadrant shower enclosure, hand wash basin with cupboard under, low level WC. Double glazed window, extractor fan, chrome towel rail, tile effect flooring

## 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

Fixtures & Fittings: Carpets, range cooker, integrated dishwasher, fridge freezer and washer dryer

Broadband type & speed: Standard 19Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 network has signal indoors but the other networks have limited signal. All networks have signal outdoors

Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

## Directions

From Cockermouth take the A594 to Maryport and at the main traffic lights turn left onto the A595 towards Workington, which is Curzon Street. The property will be located on the right hand side, situated above the Baby Boutique



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(21-38)	F	46
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.