

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

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



**4 BARDYWELL HEIGHTS WEST STRAND, CUMBRIA, WHITEHAVEN CA28 7QG  
RENT £995 PCM**

Beautifully positioned at the side of Whitehaven's spectacular marina, this furnished modern first floor apartment is close to all the towns amenities. Benefitting from secure basement parking, lift access, under floor heating and an enclosed balcony, the stylish and contemporary apartment includes an entrance hall, a light and airy open plan living/dining/kitchen, a main bedroom with en-suite shower room, second double bedroom and family bathroom. This is a really super property which won't be available for long!

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £995.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band B

## Communal Entrance

Access to the building is via two coded entry doors in the basement level parking area. From here lifts and stairs rise to the first floor landing and access to the apartment.

## Entrance Hall

An L-shaped hall with twin double glazed picture windows to side, doors to rooms, storage cupboard with heating boiler, under floor heating.

## Living Room/ Kitchen

A light and airy, open plan room including a living area with double glazed French doors out onto a balcony, double glazed window to side with a view over part of the marina, further double glazed window to front, under floor heating. The kitchen area has a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, centre island with electric hob, extractor hood, oven under and breakfast bar, integrated fridge and freezer, dishwasher and space for washing machine, double glazed window to side, tile effect kitchen floor area with under floor heating.

## Bedroom 1

The principle bedroom is generous in size and includes double glazed windows to front and side, wardrobe recess, under floor heating, door to en-suite.

## En-suite Shower room

Quadrant shower enclosure with twin head thermostatic shower unit, pedestal hand wash basin, low level WC. Extractor fan, shaver socket, tile effect flooring

## Bedroom 2

A double bedroom with double glazed picture window to front, wardrobe recess, under floor heating.

## Bathroom

Panel bath with twin head thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Extractor fan, tile effect flooring, under floor heating.

## Externally

The property benefits from an enclosed balcony with space for bistro set which overlooks the corner of the marina. At ground floor level there is under cover parking for residents where the property benefits from one allocated space.

## Additional Information

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

58 Lowther Street

Whitehaven

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates that all networks have signal indoors and outdoors

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

In addition to the rent there is a fixed charge of £80PCM for underfloor heating.

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

The property is found on the harbour, just on the left side before the Beacon museum.



**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.