

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

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



**FLAT 1 STATION INN MAIN ROAD, MARYPORT, CUMBRIA CA15 8BT  
RENT £550 PCM**

Located on the edge of the town centre, this newly converted ground floor apartment forms part of a renovated Grade II Listed historical building - housing four apartments in total, within easy access of the harbour, station, and local shopping facilities. The property benefits from its own entrance door and includes a generous open plan living/dining room, a modern fitted kitchen, a double aspect bedroom and a stylish bathroom. Available immediately on an unfurnished basis.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £550.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band C

## Entrance

The apartment has its own entrance on the side of the building, where a painted wooden front door with fanlight over leads into living room.

## Living area

16' 7" x 12' 10" (5.05m x 3.91m)

Triple width double glazed sash window to front, double radiator, opening into dining area and inner hall

## Dining area

9' 10" x 9' 3" (3.00m x 2.82m)

Space for table and chairs, double radiator

## Inner Hall

Doors to kitchen and bathroom, space for bookcase or work station.

## Kitchen

11' 0" x 10' 6" (3.35m x 3.20m)

Sash window to side, fitted range of bas and wall mounted units with work surfaces, single drainer sink unit, wall mounted combi boiler, electric hob with oven and extractor, space for bistro table, double radiator

## Bedroom

12' 10" x 11' 0" (3.91m x 3.35m)

A double aspect light filled room with triple width double glazed sash window to front and sash window to side, double radiator.

## Bathroom

Fitted in a modern suite to include, panel bath with shower attachment, hand wash basin with cupboards under, low level WC. Double radiator, tiling to half wall height, extractor fan, tiled flooring

## Agents note:

The building benefits from a cellar level for general storage and where meters are located. A locked door from here accesses a large store room, which is available for use by one flat on a first come, first serve basis. If this is of interest please ask the letting agent to see if it is available.

## 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, oven hob and extractor

Broadband type & speed: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to October 25' indicates All networks have good service outdoors but limited service inside.

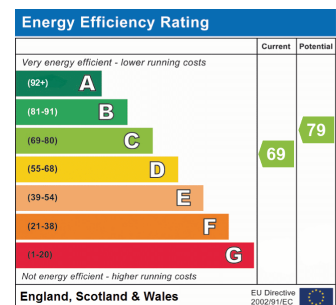
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of 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, passing through Dovenby and Dearham. Enter the town and turn left at the mini roundabout onto Mealpot Road, passing the station and at the end of the road, turn left at the T-Junction onto Main Road. the building will be located on the right hand side, on the corner of Crossings Terrace.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.