

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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01946 590412
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www.lillingtons-estates.co.uk



**FLAT 2, STATION INN MAIN ROAD, MARYPORT, CUMBRIA CA15 8BT
RENT £675 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 on the back of the building and also an enclosed courtyard garden to the side. The accommodation includes a generous open plan living/dining/kitchen with stylish kitchen area, two decent bedrooms and a stylish bathroom. Available immediately on an unfurnished basis.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £675.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

Entrance

A wooden front door with double glazed window beside leads into hall

Entrance hall

With doors to bedrooms and bathroom, open into living area

Living/Dining area

24' 4" x 12' 2" (7.42m x 3.71m)

A generous open plan space with sash window to front, double radiator, built in store cupboard, space for table and chairs. Open to kitchen area

Kitchen Area

13' 2" x 8' 6" (4.01m x 2.59m)

Fitted in a modern stylish range of base and wall mounted units with work surfaces, breakfast bar, single drainer sink unit, electric hob with oven and extractor, space for fridge freezer, wall mounted combi boiler, tile effect flooring. Built in cupboard with space for washing machine.

Bedroom 1

14' 6" x 9' 10" max, 7' 6" min (4.42m x 3.00m)

Sash window to front, double radiator

Bedroom 2

13' 0" max, 8' 6" min x 10' 0" (3.96m x 3.05m)

Two double glazed windows to front and one to side, double radiator

Bathroom

Fitted modern suite including panel bath with shower attachment, hand wash basin with cupboards under, low level WC. Double radiator, extractor fan, tiled floor and part tiled walls.

Externally

Accessed via a gate by the entrance area and bin store is an enclosed courtyard space for drying line and/or bistro set.

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

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.

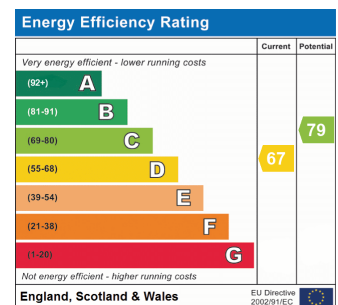
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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.