



FLAT 1, 122 CORPORATION ROAD | WORKINGTON | CA14 2PN

PRICE £50,000



Lillingtons  
Estate Agents



#### SUMMARY

A spacious ground floor flat in a quiet position yet accessible to the town centre, which has been modernised and is available chain free. The property comprises of communal entrance hall with access to two flats, a spacious light and airy lounge, a modern fitted kitchen/dining room, plus a double bedroom with door leading to a contemporary en-suite bathroom. There is also an enclosed courtyard garden to the rear.

EPC band C

#### GROUND FLOOR ENTRANCE HALL

Communal entrance hall shared with the above flat and door into living room.

#### LIVING ROOM

A spacious room with window to the front, radiator. Door leading into the kitchen.

#### KITCHEN/DINING ROOM

Incorporating a range of modern wall and base units with complimentary work surfaces. Inset sink unit with tiled splashback, space for cooker, fridge freezer and washing machine. Part tiled floor. Part double glazed door leading outside to courtyard garden, space for table and chairs. An ornamental cast iron style fireplace provides a feature, radiator, door to inner hall

#### INNER HALLWAY

With door to bedroom, radiator and a useful under stairs storage cupboard.

#### BEDROOM

A double bedroom with double glazed window to side, radiator, built in cupboard, picture rail, door to bathroom

#### BATHROOM

Double glazed window to side, penal bath with electric shower unit, pedestal hand wash basin, chrome towel rail, extractor fan, tiled areas, tiled flooring, door to WC

#### SEPARATE WC

Double glazed window to rear, low level WC. Radiator, wall mounted combi boiler, tiled floor and half tiled walls



#### EXTERNALLY

The property benefits from an enclosed rear courtyard garden.

#### ADDITIONAL INFORMATION

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

Branch Address:

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Council Tax Band: A

Tenure: 999 year leasehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

The property is not listed

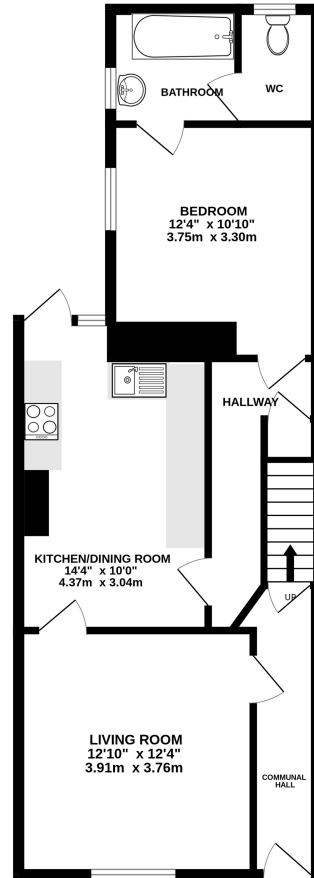
#### DIRECTIONS

Directions

Heading out of the town centre along Oxford Street towards the railway station, turn left beside the old Town Hall building onto Corporation Road. the property will be located on the right hand side



GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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