



14 BARDYWELL HEIGHTS | WHITEHAVEN | CUMBRIA | CA28 7QG

PRICE £190,000





SUMMARY

Beautifully positioned at the side of Whitehaven's spectacular marina, this fantastic modern penthouse apartment is close to all the town's amenities. Benefitting from secure basement parking, lift access, under floor heating throughout and a large roof terrace plus separate balcony, the stylish and contemporary apartment includes an open plan living/dining/kitchen with doors onto balcony and the roof terrace with views over the marina, a main bedroom with bi-fold doors onto terrace, dressing room and en-suite shower room, a second double bedroom and modern bathroom. Whether this is to be a main home, a UK base or an investment purchase it sure ticks a lot of boxes and is one for your 'to view' list!

EPC band B

GROUND FLOOR COMMUNAL ENTRANCE

Entry doors from basement parking level lead into communal hall with seating, stairs and lift to upper floors. On the top floor landing a door opens into the entrance hall

4TH FLOOR ENTRANCE HALL

Entry door leads into an L-shaped hall with doors to rooms, double glazed window to front, built in storage cupboard

LIVING/DINING/KITCHEN

A generous open plan room filled with natural light and split into three areas. The living area has double glazed French doors that lead out onto roof terrace with marina views, under floor heating throughout, further double glazed window to front.

The dining area has double glazed French doors leading out onto a separate glass sided balcony, space for table and chairs and open to kitchen area.

The kitchen area is fitted in a wide range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for washing machine, integrated dishwasher, fridge and freezer, breakfast bar separating kitchen from dining area.

BEDROOM 1

A generous room with bi-fold doors leading out onto roof terrace with marina views, under floor heating, doors to dressing room and en-suite

EN-SUITE SHOWER ROOM

Double glazed window to side, quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Extractor fan, wood style flooring

BEDROOM 2

A large double bedroom with double glazed window to side with marina views, under floor heating

BATHROOM

A modern suite fitted with panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Extractor fan, wood style flooring, tiled splash areas

EXTERNALLY

Being the penthouse apartment the property benefits from a large roof terrace with fantastic views out over the town and marina. Plenty of space for sofa and dining set. There is a second smaller glass sided balcony accessible from the dining area. At basement level there is an allocated parking space for the property.

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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Leasehold. Service charges apply: TBC

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge, freezer and dishwasher

The property is not listed

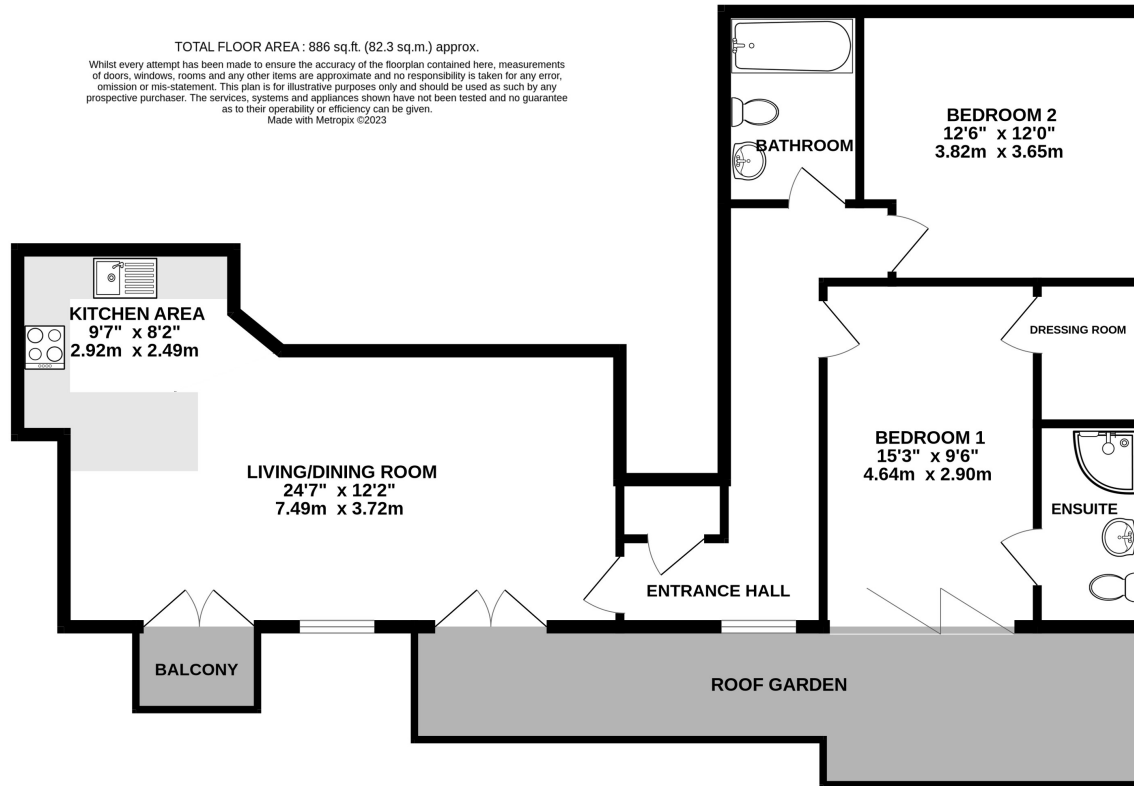
DIRECTIONS

From the town centre walk along Lowther Street out to the marina, turning left and continuing past Zest Harbourside restaurant to the corner of the quayside where Bardywell Heights is located. The property is on the top floor





GROUND FLOOR 886 sq.ft. (82.3 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			