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01946 590412  
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**1 HOLLY CLOSE, PAPCASTLE, COCKERMOUTH CA13 0JS  
£800 PCM**

An immaculately presented ground floor apartment in a small purpose built development and situated in this sought after village within easy access of all the facilities in Cockermouth. The property is part furnished and is modern and stylish, including an entrance hall, living room, kitchen with appliances, two double bedrooms and a shower room. In addition there is a single garage and parking to the front of this. Available soon and offered on a 12 month agreement.

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £800.00 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

A communal hall has stairs to first floor, doors into garages. Wooden door into apartment

## Hall

Doors to rooms, radiator, coved ceiling, double width utility cupboard

## Living room

12' 8" x 11' 7" (3.86m x 3.53m)

Double glazed window to rear, double radiator, coved ceiling

## Kitchen

11' 6" x 6' 8" (3.51m x 2.03m)

Double glazed window to side, fitted in a range of modern base and wall mounted units with work surfaces, single drainer sink unit with splashbacks, electric hob with extractor fan and oven, integrated fridge freezer, fitted washing machine, tile effect flooring

## Bedroom 1

12' 7" x 8' 10" (3.84m x 2.69m)

A double aspect room with double glazed windows to side and rear, double radiator, coved ceiling

## Bedroom 2

11' x 8' 4" (3.35m x 2.54m)

Double glazed window to side, double radiator, coved ceiling

## Shower room

Two double glazed windows to side, walk-in shower with thermostatic shower unit, hand wash basin and hidden cistern WC in tiled surround with three display niches for products. Chrome towel rail, PVC cladding to ceiling, tiled flooring

## Garage

Single integral garage to the front with parking in front. Up and over door and personal door to rear into communal hall

## Additional Information

The Ofcom website states 28/04/25 that EE and O2 are likely for voice and Data indoors at this address, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (16Mbps) and superfast (80Mbps).

## Directions

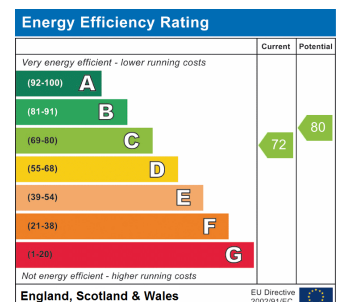
Directions

From the town centre take the A594 towards Maryport and before heading uphill out of town turn left to Papcastle. Follow the road into the village centre and turn left near Drovers Lane into a side cul de sac. Holly Close will be situated on the left hand side.

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

Branch Address:

39a Station Street,  
Cockermouth  
CA13 9QW



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.