



10 BARDYWELL HEIGHTS | WEST STRAND | WHITEHAVEN | CUMBRIA | CA28 7QG

PRICE £150,000



Lillingtons
Estate Agents



SUMMARY

Beautifully positioned at the side of Whitehaven's spectacular marina, this fantastic modern apartment is close to all the towns amenities including bars, cafes and restaurants. Benefitting from secure basement parking, lift access, under floor heating throughout and a balcony, the stylish and contemporary apartment which has been successfully used for letting includes an open plan L shape living/dining/kitchen with French doors onto balcony, a generous double bedroom and a modern shower room. With the potential to include most furniture if desired, 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

COMMUNAL ENTRANCE

The development benefits from secure under cover parking with security doors leading into entry hall where stairs and lift provide access to a shared hall and door to apartment

ENTRANCE HALL

Front door leads into hall with cupboard housing under floor heating manifolds, doors to rooms

LIVING/DINING/KITCHEN

A generous light filled L-shaped room. The living area includes a panoramic double glazed window to front with views to the marina, open to kitchen, under floor heating. The dining area has space for table and chairs, double glazed French doors to a lovely glass sided balcony with space for chairs and views towards the marina.

The kitchen is fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with extractor fan and oven, integrated fridge and dishwasher, space for washing machine, wall mounted boiler, breakfast bar, under floor heating, wood style flooring

BEDROOM

Double glazed window to front, under floor heating

BATHROOM

A modern suite including Panel bath with thermostatic shower unit and screen, tiled splashback, pedestal hand wash basin, low level WC. Extractor fan, under floor heating, wood style flooring

SECURE PARKING

AGENTS NOTE

As the property has been used for letting purposes on a furnished basis, the furniture and most fittings are available to include with the property if desired, by separate negotiation.

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: Registered for Business Rates

Tenure: Leasehold

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

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

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has no service indoors but other networks are fine. All networks have service outdoors

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

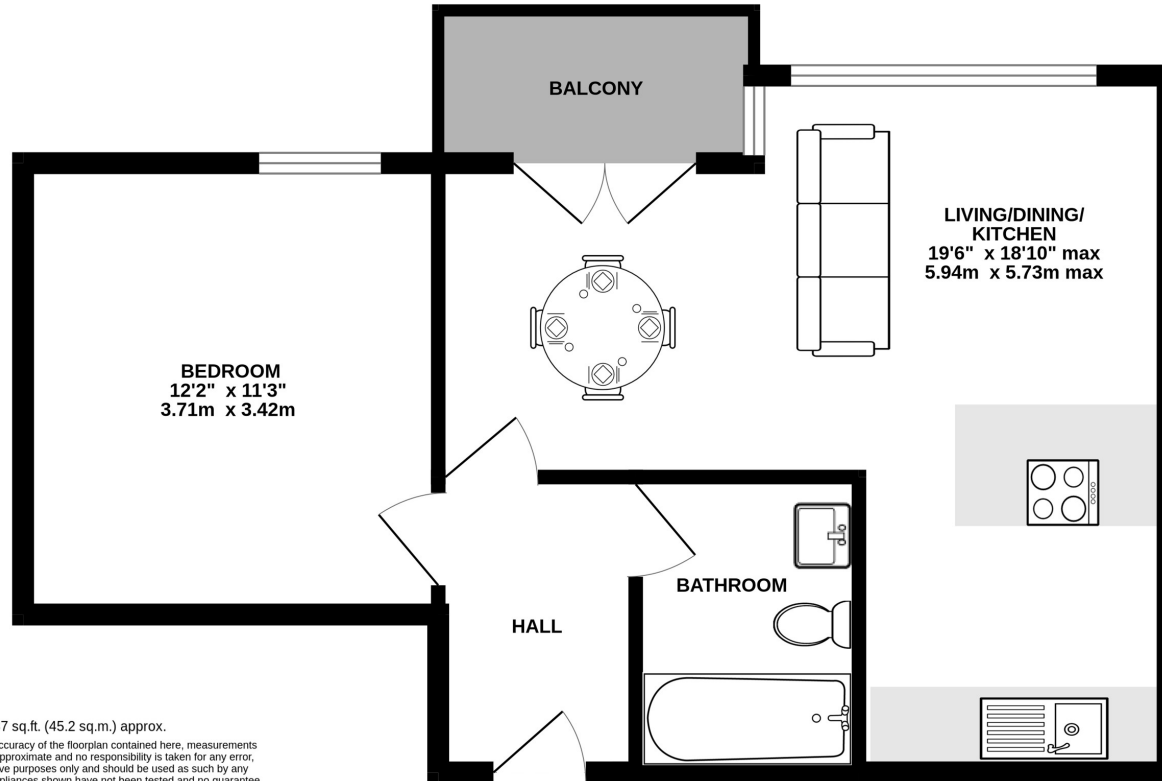
From the office head down to the marina and turn left following the harbourfront to the far corner where Bardywell heights is located.





GROUND FLOOR

487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			