



15 TRINITY COURT | WHITEHAVEN | CUMBRIA | CA28 7NB

PRICE £50,050





SUMMARY

This town centre apartment in Trinity Court is offered at a fixed price for a 70% share and is suitable for those over the age of 55. Located within easy access of supermarkets, the station, cafes, shops and restaurants, plus the lovely marina, this makes a suitable place to downsize to or retire. The apartment is generous in size and is accessible by lift, including a large light and airy living room with twin windows, double doors that lead into the kitchen, two decent bedrooms and a modern shower room. Call us for more info on occupancy criteria. We believe the front façade of the building which this apartment forms part of is Grade II listed.

EPC band TBC

GROUND FLOOR COMMUNAL ENTRANCE

A security door on the side of the building gives entry to a communal hall with stairs and lift to upper floors.

SECOND FLOOR HALLWAY

A part glazed door from the shared landing leads into hall with storage cupboard and built in airing cupboard, doors to rooms, storage heater, coved ceiling

LIVING/DINING ROOM

Two secondary double glazed windows to front, electric heater, electric fire with surround and hearth, coved ceiling, double doors to kitchen

KITCHEN

Fitted base units with work surfaces, single drainer sink unit, space for cooker, washing machine and fridge freezer, extractor fan

BEDROOM 1

A generous bedroom with double glazed window to rear, storage heater, coved ceiling

BEDROOM 2

Secondary double glazed sash window to front, storage heater, coved ceiling

SHOWER ROOM

Quadrant shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Electric towel rail, extractor fan, wall mounted storage heater

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: A

Tenure: Leasehold

Occupancy restrictions: Retirees over the age of 55 only.

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: None

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates all networks have good signal indoors and outside.

Planning permission passed in the immediate area: None known

The front of the property is Grade II listed

DIRECTIONS

From the office walk away from the marina along Lowther Street. At the crossroads by the Civic Centre turn right onto Irish Street and Trinity Court will be located on the left hand side of the road.

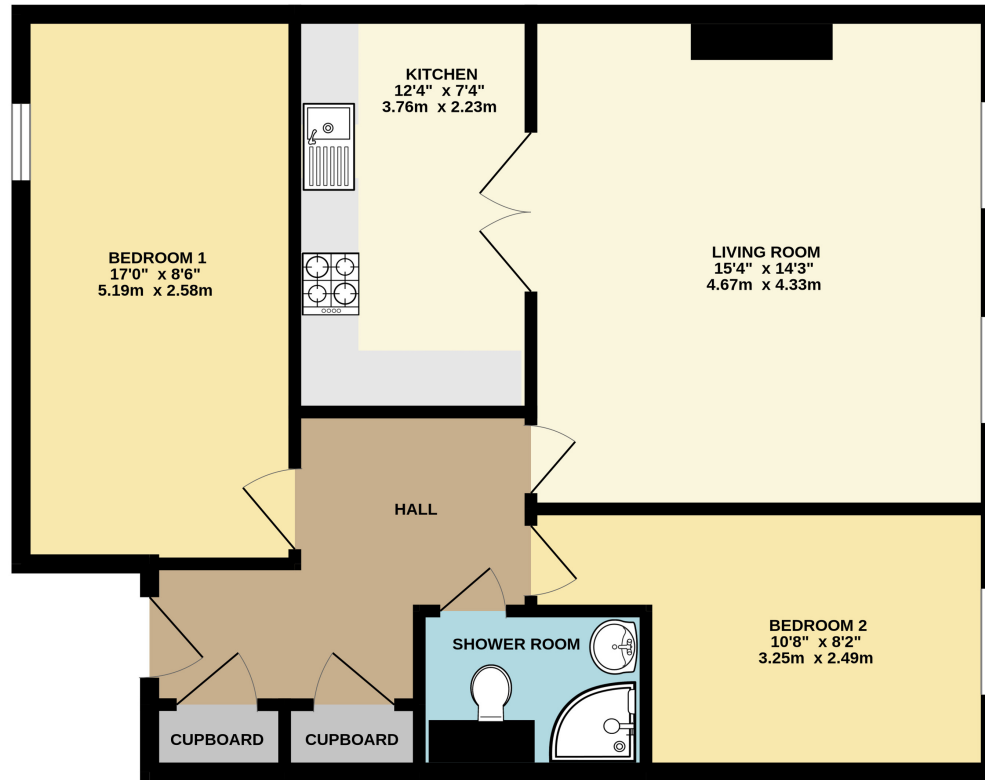




GROUND FLOOR 670 sq.ft. (62.2 sq.m.) approx.

TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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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.

www.lillingtons-estates.co.uk

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