

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



20A CHURCH STREET, WHITEHAVEN, CUMBRIA CA28 7EB
£750 PCM

Available early June is this immaculately presented one bedroomed FURNISHED maisonette located in the heart of the town centre overlooking St Nicholas's gardens. The accommodation comprises of kitchen, lounge, study and shower room. Stairs lead to the bedroom with en-suite shower room and private rooftop terrace. Parking is on street (permits can be applied for).

The initial tenancy is for a 6 month period only with the rent including utility bills (excluding council tax).

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £750.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

Entrance Hall

Accessed from Church Street the hallway leads to stairs to the first floor

First Floor Landing

Door to:

Kitchen

12' 3" x 6' 6" (3.73m x 1.98m) Fitted with a range of modern wall and base units housing a four burner gas hob with extractor hood over and single electric oven below. Integrated fridge freezer. Double stainless steel sink and drainer housed in a laminate worktop with breakfast bar and tiled splashback. Cupboard housing the washing machine and tumble dryer. Laminate flooring. Radiator. Two Velux windows. Door to:

Lounge

19' 4" x 14' 2" (5.89m x 4.32m) An L shaped room with stairs to the second floor.

Two double glazed sash windows. Radiator. Laminate flooring. Radiator. Door to:

Study area

10' 6" x 6' 2" (3.20m x 1.88m) Radiator. Downlights. Door to:

Shower Room

9' 4" x 3' 7" (2.84m x 1.09m) Fitted with a three piece suite comprising walk in shower cubicle with mains mixer shower, wash hand basin and WC. Extractor fan. Radiator

Bedroom

14' 6" x 11' 8" (4.42m x 3.56m) Two double glazed sash windows. Radiator. Door to walk in wardrobe which leads to the rooftop terrace area. Integrated wall cupboards.

Door to:

En-Suite Shower room

6' 3" x 5' 5" (1.91m x 1.65m) Fitted with a three piece suite comprising walk in shower cubicle with mains mixer shower and dual attachment., wash hand basin and WC. Fully tiled with feature lighting. Radiator. uPVC double glazed window with frosted glass.

Roof Terrace

Contained roof top seating/ drying area

Council Tax Band A

The Ofcom website states (at 10/05/2024) that Vodafone, O2 and Three is available for both voice and data, EE has limited availability for either mobile coverage. and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (18Mbps) and superfast (80Mbps).

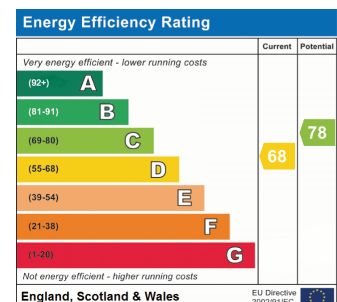
Mains water, sewage, gas and electricity are connected.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord directly.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

Directions

Located in the heart of the town centre. Heading down Lowther Street towards the harbour, take the 2nd right onto Church Street. The property can be found on the left hand side.



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.