



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

PRICE £140,000







## 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: Band B

Tenure: Leasehold

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

There is no gas connected to the apartment itself. The heating is provided from a single gas boiler that feeds the entire building, the charge for which forms part of the individual apartment service charges.

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 that all networks have "likely" service for voice and data.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

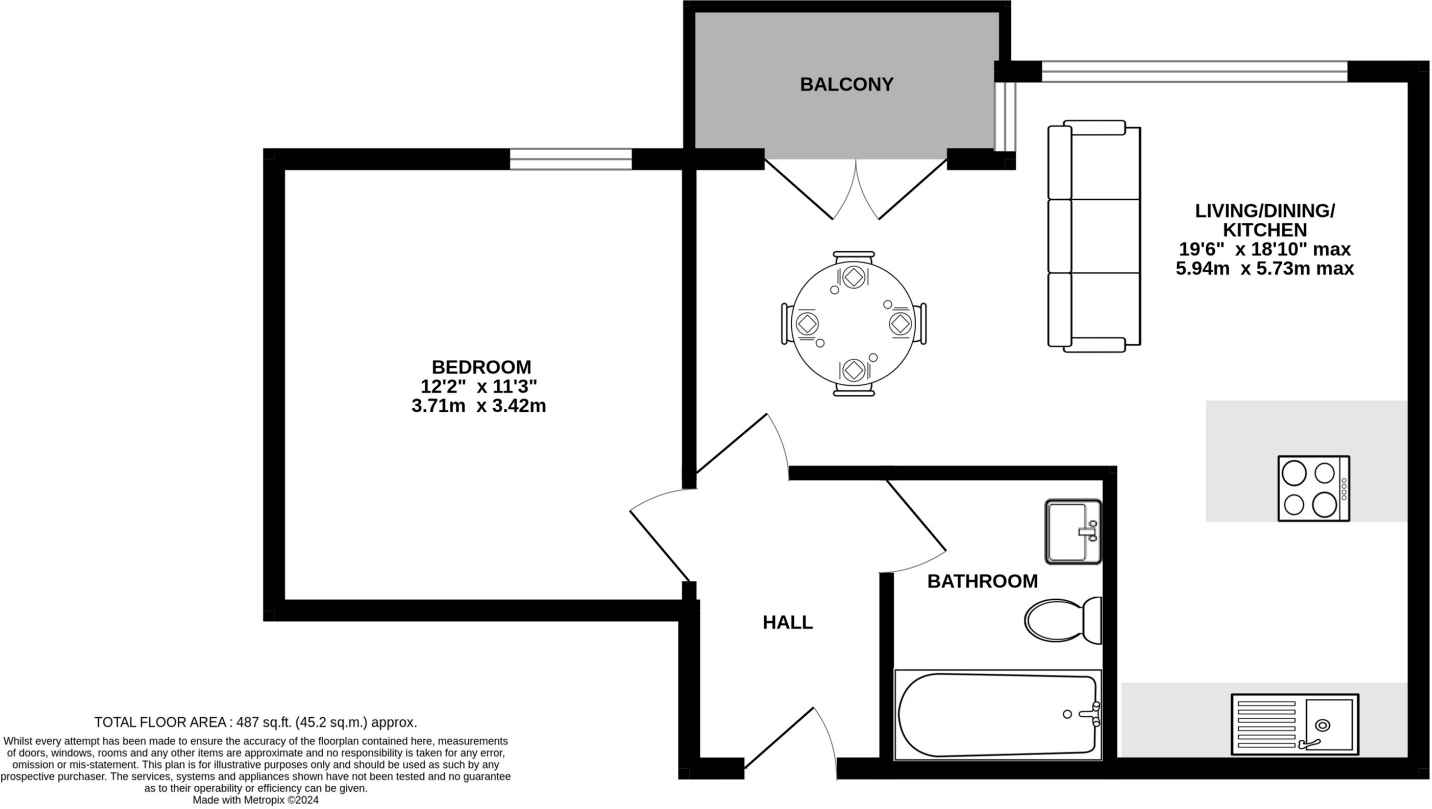
From the office head down to the marina and turn left following the harbourfront to the far corner where Bardywell heights is located.







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



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.

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