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CA28 7DP

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21 ADMIRAL CLOSE, WORKINGTON, CUMBRIA CA14 3FF  
£825 PCM

Situated on a new development, this recently constructed, second floor apartment offers communal entrance with secure entry phone access, internally the property comprises hallway, open plan lounge/dining/kitchen with fitted appliances and Juliet balcony, master bedroom with En-suite shower room, second bedroom and bathroom. There is also a cloaks/storage cupboard in the hallway. The property has 1 allocated parking space and a communal garden to the rear. The property will be let unfurnished and is available immediately. The landlord has requested; No Smokers, pets subject to landlords approval. A Tenancy deposit of £825 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC Band: B

### Entrance Area

Secure communal entrance area leading to stairs to second floor property entrance.

### Entrance Hallway

Solid entrance door leading to hallway, cloaks/storage cupboard, radiator, entry-phone , doors to rooms.

### Lounge/Dining

14' 1" x 11' 2" (4.29m x 3.40m)

Double glazed uPVC window and uPVC French doors/Juliet balcony to front, radiator, open to kitchen area.

### Kitchen

11' 2" x 11' 0" (3.40m x 3.35m)

Range of contemporary base and wall units, complementary worksurfaces with matching upstands, stainless steel sink with mixer tap, double glazed uPVC window to front, radiator, breakfast bar with two stools, laminate wood grain flooring, integrated oven and hob with stainless steel splash-back and matching filter, integrated washing machine, dishwasher, fridge and freezer, combination boiler concealed in cupboard.

### Bedroom 1

11' 0" x 8' 6" (3.35m x 2.59m)

Double glazed uPVC window to rear, radiator, built in wardrobe, door to En-suite.

### En-suite

6' 1" x 5' 4" (1.85m x 1.63m)

Patterned double glazed uPVC window to rear, corner shower cubicle, low level WC, pedestal hand wash basin with mixer tap, chromed heated towel rail, extractor fan, vinyl flooring.

### Bedroom 2

Double glazed uPVC window to rear, radiator.

### Bathroom

Patterned double glazed uPVC window to side, panelled bath with mixer tap and hand shower attachment, pedestal hand wash basin, low level WC, chromed heated towel rail, extractor fan, vinyl flooring.

### Externally

The property has one parking space allocated. There is a communal garden to the rear.

### Additional Information

Council Tax Band: A

Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

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.

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

The property is located just off the A597 (Solway Road) at Clay Flatts, turn off towards the KFC at Bessemer Way, taking the left turn at KFC onto Lakes Road, then immediately left again onto Marsh Drive follow the road for a distance taking the second right turn onto Admiral Close, the property is almost immediately on the right as you turn in.

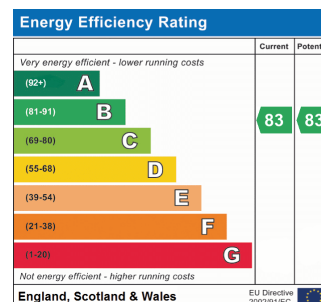
To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street  
Whitehaven  
CA28 7DP

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