



16 WELL LANE | MARYPORT | CUMBRIA | CA15 6AE

PRICE £60,000





SUMMARY

Located in a beautiful position overlooking the estuary and within easy reach of both the town centre and the harbour, this spacious two bedroom apartment is great value for money. Offered with no chain the property includes a lobby with half stair up to a generous living/dining room with views over the estuary and an fitted kitchen. A half stair then leads up to two bedrooms plus a fitted shower room. A great and rarely available property for the money...

EPC band C

GROUND FLOOR COMMUNAL ENTRANCE

An entrance at street level leads into a lobby with door into apartment

LOBBY

Part glazed front door and half stair leading up to the living/dining room

LIVING/DINING ROOM

Two double glazed windows to front overlooking the estuary and towards The Wave Centre, two double radiators, coved ceiling, space for table and chairs, opening to kitchen, storage cupboard, half stair leads up to bedroom level

KITCHEN

Double glazed window to side, base and wall mounted units with work surfaces, single drainer sink unit, space for cooker, wall mounted extractor, recess for fridge and washing machine with wall mounted combi boiler

LANDING

Doors to rooms, built in double cupboard, porthole window

BEDROOM 1

Double glazed window to front, double radiator

BEDROOM 2

Double glazed window to front, double radiator

SHOWER ROOM

Porthole window to rear, enclosed shower cubicle with electric shower unit, hand wash basin with cupboard under, low level WC. Tiling to half wall height, radiator, linen cupboard



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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets

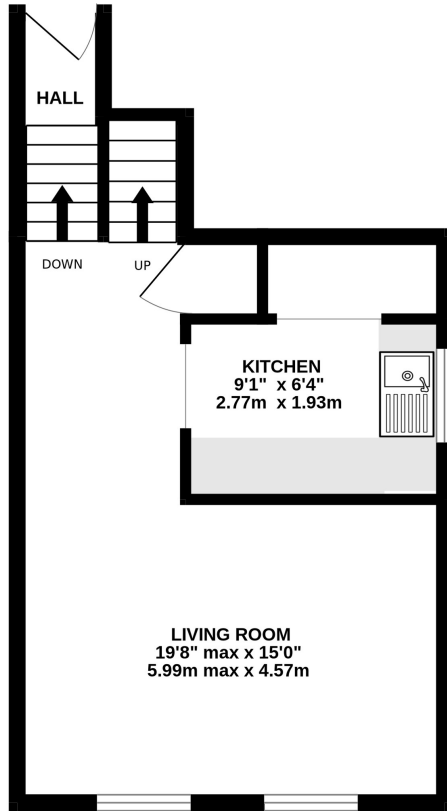
The property is not listed

DIRECTIONS

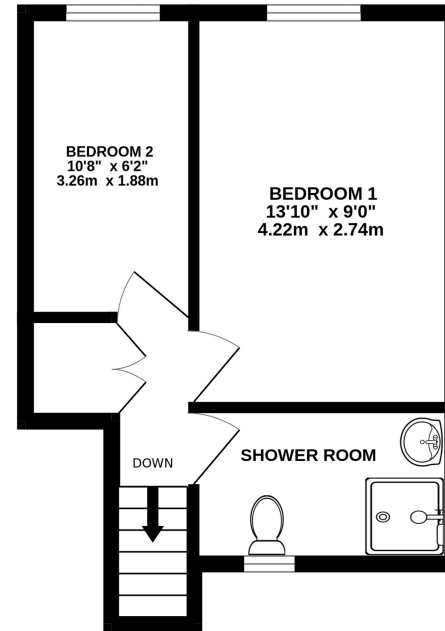
From Cockermouth take the A594 to Maryport passing through Dearham. At the traffic lights turn left and then 2nd right into Senhouse Street, the main shopping street. Head over the rise and down towards the harbour, turning left before the bridge into Well Lane. The apartments are accessed at the rear via steps on the roadside.



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 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.

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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	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			