

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



**FLAT 3, 22 PORTLAND SQUARE, WORKINGTON CA14 4BW
RENT £550 PCM**

Located in this historic cobbled square, this first floor flat is available to let on an unfurnished basis with immediate effect. The flat is newly decorated and in good order throughout. Accommodation includes an inner hall, an open plan lounge/diner and kitchen, a double bedroom and bathroom. The property has electric heating, double glazing and is within a short walk of the town centre and many local amenities. The property would suit a single professional person looking for a quiet space.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £550.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band E

Entrance

External stairs rising to an external metal platform and entrance door into property.

Entrance Hall

Doors to bedroom and lounge, double glazed window

Living area

11' 6" x 10' 0" (3.51m x 3.05m)

Double glazed window to side with blinds, extractor fan, open into kitchen

Kitchen area

15' 6" x 5' 6" (4.72m x 1.68m)

Range of units at base and eye level, integrated oven and hob, stainless steel sink with mixer tap, space for appliances, inset lighting, electric storage heater, door to bathroom.

Bedroom

12' 4" x 8' 3" (3.76m x 2.51m)

Double room with double glazed window to side.

Bathroom

Patterned window to side, panelled bath with electric shower over, pedestal hand wash basin, low level WC. Built in airing 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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 16Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to October 25' indicates O2 and Vodafone have good service indoors and out. EE has good signal outside but variable indoors. 3 has good service outdoors but limited signal indoors

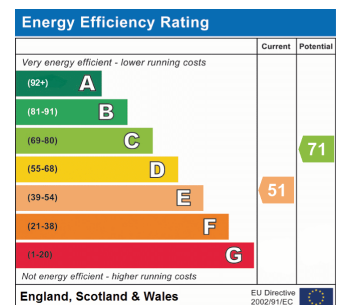
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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

From the town centre head towards the Washington Central Hotel and turn left at the traffic lights. At the next set turn right onto the A66 and head up Ramsey Brow, turning right into Cavendish Street. This enters Portland Square where you turn left towards No.22. A gap to the right hand side of No.22 leads to the external metal stairs accessing the property.



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.