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74B HIGH STREET, MARYPORT, CUMBRIA CA15 6BG
£325 PCM

In the heart of Maryport old town this first floor flat is close to all local amenities and has a view of the harbour to the rear, the property offers lounge, kitchen, shower room and bedroom. Parking is on street by way of permit in the town centre. Available from 2nd June 2024.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £325.00 applies.

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

Communal Entrance

An access door at the rear of the building leads into communal hall with lift and stairs to upper floors. Door on top landing leads into apartment.

Entrance Hall

Doors to rooms, security intercom, electric heater, wood style flooring

Living Room

Twin window to front with lovely views out over the marina, exposed beams to one wall, electric heater, vaulted style ceiling, door to bedroom

Bedroom

Double glazed dormer window to rear in part vaulted ceiling, electric heater, built in wardrobe/airing cupboard

Kitchen

Dormer window to front with lovely views out over the marina, range of base units with work surfaces, electric cooker, space for washing machine, tumble dryer and fridge freezer, single drainer sink unit with tiled splashback, sloping ceiling with exposed purlin

Shower Room

Velux window to front, double shower enclosure with electric shower unit, PVC cladding to splash areas, hand wash basin, low level WC. Part tiled areas, electric towel rail, tile effect flooring

Externally

To the front of the building on the harbour side are some allocated residents parking spaces used on a first come, first serve basis. At the rear is an enclosed courtyard for outside seating and plants.

Directions

From A596 - Curzon Street turn into Senhouse Street and take the second right onto High Street. The property will be a short way ahead on the left side.

Additional information

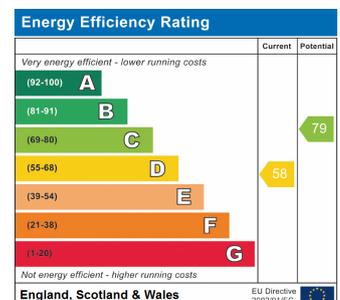
The Ofcom website states (at 15/05/2024) that EE, O2 and Three is available for voice, Vodafone has limited availability for either mobile coverage. EE is available for data, the other three providers have limited data. In addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (19Mbps) and superfast (80Mbps).

Council Tax Band: A

Mains water, 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 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.



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.