



FLAT 2, 122 CORPORATION ROAD | WORKINGTON | CA14 2PN

PRICE £45,000







#### SUMMARY

A deceptively spacious first floor converted flat in a convenient position near to Workington town centre. The property includes a shared ground floor hall, first floor landing, a spacious living room, fitted kitchen/dining room, a double bedroom and bathroom. A spacious and rarely available style of property.

EPC band: D

#### GROUND FLOOR ENTRANCE

Front door at street level leads into a communal hall with door to each apartment. This front door leads to stairs rising to first floor landing.

#### FIRST FLOOR LANDING

Doors to rooms, skylight window to rear, radiator, dado rail, cupboard housing electric meters.

#### LIVING ROOM

Two double glazed windows to front, gas meter, double radiator, fire surround, coved ceiling.

#### KITCHEN/DINING ROOM

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashbacks, space for cooker, washing machine and fridge freezer, cast iron fire surround, space for table and chairs, double radiator

#### BEDROOM 1

Double glazed window to rear, corner fireplace, double radiator and wall mounted boiler.

#### BATHROOM

Fitted with panel bath, electric shower unit over, pedestal hand wash basin, low level WC. Tiled walls and floor, double glazed window to side, double radiator, linen cupboard.



#### ADDITIONAL INFORMATION

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

Branch Address:

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Council Tax Band: A

Tenure: Leasehold 999 years

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

Fixtures & Fittings: Carpets

The property is not listed

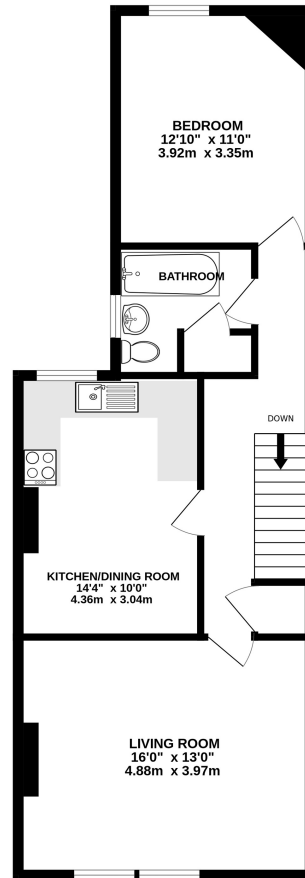
#### DIRECTIONS

From the town centre follow Oxford Street towards the train station and turn left into Corporation Road. Follow the road down and the property will be situated on the right hand side.





GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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