



14 HARBOURSIDE WEST STRAND | WHITEHAVEN | CA28 7LR

PRICE £90,000



Lillingtons
Estate Agents



SUMMARY

Sitting in an enviable position on the side of Whitehaven Marina, with the amenities within the town just a short walk away, this top floor apartment is a rare opportunity to purchase. The building crucially boasts a lift and some residents parking spaces at the front and the one bedroom apartment is offered for sale chain free. The accommodation briefly comprises entrance hall, living room, fitted kitchen, bedroom and shower room. In addition to the parking at the front there is an enclosed courtyard garden to the rear for residents use. A perfect bolt-hole, first home or Airbnb.

EPC band C

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.



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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, cooker

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has limited services indoors but others are ok. All providers have service outdoors

Planning permission passed in the immediate area: None known

The property is not listed

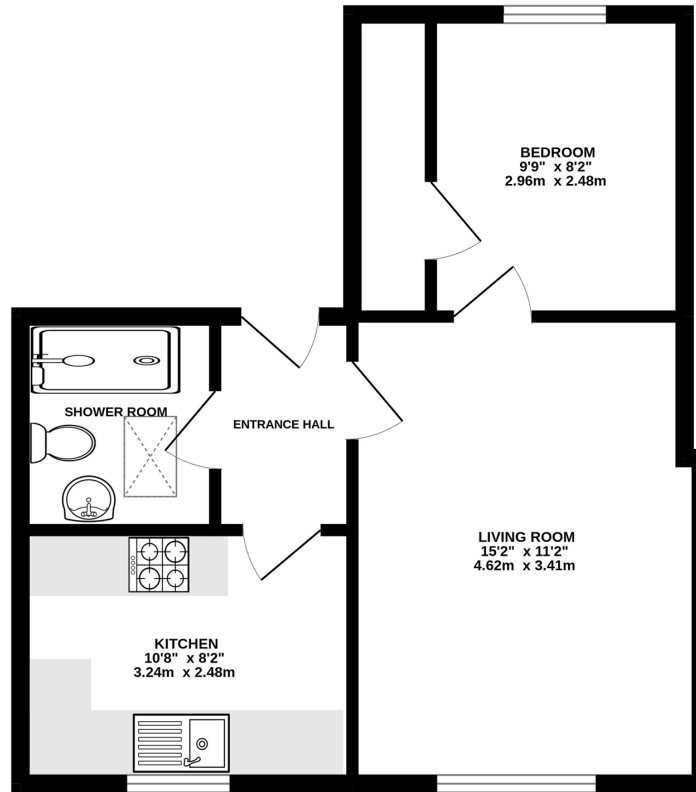
DIRECTIONS

Directions

From the office walk down Lowther Street to the harbour and turn left to walk along the marina front. The building will be situated on the left hand side just before reaching 'Zest' Harbourside restaurant and the entry door is at the back of the building.



GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	72
England, Scotland & Wales			
		EU Directive 2002/91/EC	