
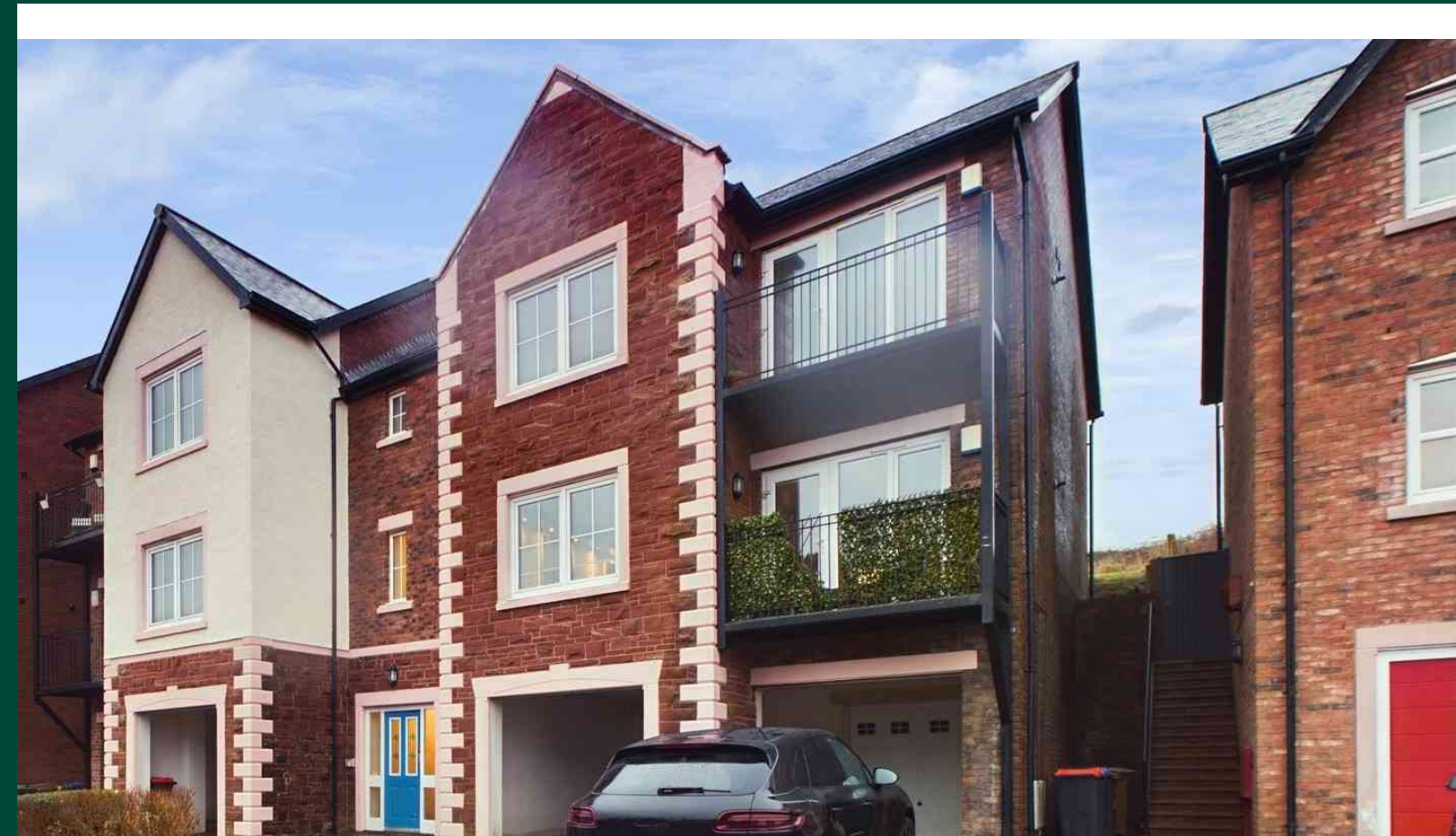
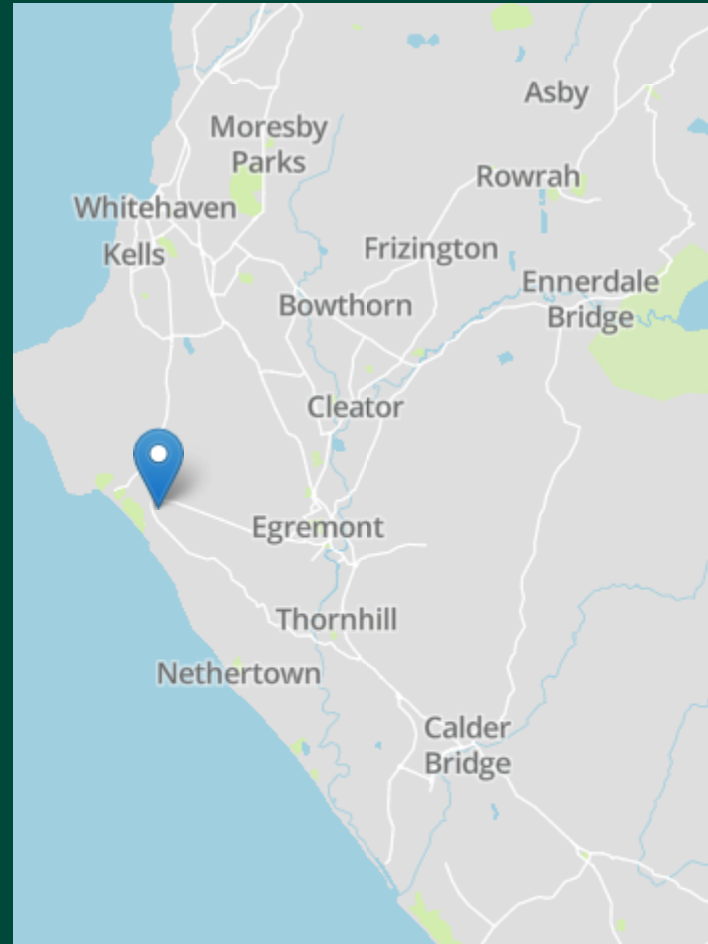


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Bathroom
3'10" x 7'6"
1.19 x 2.29 m

Bedroom
13'8" x 8'6"
4.19 x 2.59 m


Kitchen
11'11" x 10'0"
3.65 x 3.07 m

Bathroom
5'3" x 5'11"
1.62 x 2.11 m

Living Area
14'11" x 11'6"
4.57 x 3.51 m

Hallway
8'9" x 4'2"
2.69 x 1.28 m

Hallway
3'0" x 6'3"
0.93 x 1.92 m



Approximate total area*
682.26 ft²
63.38 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



129 Fairladies, St Bees, Cumbria, CA27 0AQ

- 1st floor apartment
- 2 bed, 1 ensuite
- Popular development
- Drive, car port & garage
- Close to beach & station
- Council Tax: Band B
- Tenure: leasehold
- EPC rating C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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LOCATION

St Bees is an attractive, seaside village on the west coast, just four miles south of Whitehaven. Famed for its long sandy beaches, St Bees Head is also the starting point for the 'Coast to Coast' walk. The village itself has a range of local amenities, a highly regarded primary school, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

A truly stunning, two bed executive first floor apartment situated on the ever popular Fairladies development in the pretty coastal village of St Bees, just a short walk to the beach and railway station.

The apartment, which is presented to the market in excellent decorative order would make a fantastic holiday/second home and is also suited to couples retiring or moving into the area with work. Located just a short drive to the Lake District National Park yet conveniently located for travel to and from the area's major local employment centres.

The accommodation briefly comprises entrance hallway, open plan living/dining/kitchen, the latter of which is fitted with a range of high quality integrated appliances, bathroom, large principal bedroom with ensuite shower room and a second double bedroom with fold down wall bed. Externally, there are communal gardens to the rear, with the property also benefitting from a large garage, driveway and car port.

Viewing is essential in order to appreciate the size, location and finish of this superb property.

ACCOMMODATION

Communal Entrance Hall

A communal entrance hall with stairs leads to the first floor and gives access to the apartment.

Entrance Hallway

Accessed via solid wood door. With double storage cupboard, radiator, laminate flooring and doors giving access to all rooms.

Open Plan Lounge/Dining/Kitchen

A generous open plan room with front aspect window and patio doors giving access out onto a private balcony to the front of the property.

Living Area

4.57m x 3.51m (15' 0" x 11' 6") Feature tiled wall with attractive feature lighting over, two radiators, laminate flooring and open access into the kitchen.

Kitchen Area

3.56m x 3.07m (11' 8" x 10' 1") Fitted with a range of modern, matching wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Matching breakfast bar, integrated electric oven with gas hob and extractor over, plumbing for under counter washing machine and tumble dryer, integrated fridge and freezer.

Bedroom 1

4.19m x 2.59m (13' 9" x 8' 6") A rear aspect double bedroom with a bank of wardrobes to one wall with sliding doors, radiator and door to ensuite.

Ensuite Shower Room

1.19m x 2.29m (3' 11" x 7' 6") Fitted with three piece white suite comprising low level WC, wash hand basin and large tiled shower cubicle with mains shower. Part tiled walls, radiator and tiled flooring.

Bedroom 2

3.13m x 3.18m (10' 3" x 10' 5") A rear aspect double bedroom with radiator and built in wardrobes to one wall including fold down bed.

Bathroom

1.62m x 2.11m (5' 4" x 6' 11") Fitted with a modern white three piece suite comprising low level WC, wash hand basin and panelled bath with central mixer tap, part tiled walls, radiator and tiled flooring.

EXTERNALLY

Gardens and Parking

The property has use of communal gardens positioned to the rear of the block with the apartment itself also benefitting from two driveway parking spaces, one of which is under cover, and a garage.

Garage

With up and over door, power and lighting.

ADDITIONAL INFORMATION

Lease Information

The property is leasehold with the lease being granted in June 2007 for a period of 999 years. Monthly service charges currently payable are £87 which cover buildings insurance.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The apartment can be located using the postcode CA27 0AQ and identified by a PFK 'For Sale' board. Alternatively by using What3Words///merchant.bypasses.begun

