



3 HOLLY CLOSE | PAPCASTLE | COCKERMOUTH | CUMBRIA | CA13 0JS

£800 PCM





SUMMARY

A spacious first floor apartment is located within the village of Papcastle and enjoys views out towards the Lake District fells. Forming part of a development of just three homes, it also benefits from a single garage, situated at the front, plus a parking space to the front of this. The modern and stylish accommodation includes an entrance hall, generous living room, modern fitted kitchen with integrated appliances, two double bedrooms and a fitted shower room. Available to view from early April 2025.

MAIN ENTRANCE

Shared entrance door leading to stairs rising to first floor.

HALLWAY

Main door leading into hallway, laminate woodgrain flooring, radiator, double cupboard and two single cupboards, doors to rooms.

LOUNGE/DINING ROOM

20' 8" x 10' 1" (6.30m x 3.07m) >7'1

Two double glazed uPVC windows to front and window to side, two radiators, door to kitchen.

KITCHEN

7' 9" x 6' 4" (2.36m x 1.93m)

Range of units at base and eye level, woodgrain work surfaces with pvc cladding over, integrated fridge/freezer, oven and hob with filter over, glass splashback, integrated dishwasher, stainless steel one and a half bowl sink with mixer tap, wall mounted gas boiler, double glazed uPVC window to side.

WC

Patterned double glazed uPVC window to side, low level WC, handwash basin with mixer tap in vanity unit, wood grain laminate flooring, part tiled.

BEDROOM 1

13' 8" x 10' 4" (4.17m x 3.15m)

Double glazed uPVC window to side, radiator.

BEDROOM 2

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed uPVC window to rear, radiator.

SHOWER ROOM

Walk in shower cubicle with mains shower, wood grain laminate flooring, hand wash basin with mixer tap in vanity unit, extractor fan, shaver point, heater.

GARAGE

Generous size garage with sink, storage and internal door to property, parking in front of own garage.

ADDITIONAL INFORMATION

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £800.00 applies.

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

Additional Information

Council Tax Band: A

Mains water, sewage, gas 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.

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

Branch Address:

39a Station Street,

Cockermouth

CA13 9QW

01900 828600

cockermouth@lillingtons-estates.co.uk

DIRECTIONS

From the town centre head out towards Workington passing The Trout Hotel and turning right onto Gote Road. At the bottom of the hill turn left to Papcastle and head up into the village. Take the left hand turn by the red post box and the property will be located immediately on the left hand side.







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.

