



FLAT 4, GOLDEN LION COURT MARKET PLACE | WHITEHAVEN | CA28 7JD

PRICE £79,950





SUMMARY

Come and take a look at this spacious town centre 2nd floor flat which benefits from a separate garage and views over the Marina at the front. Located at the start of the famous C2C cycleway this will make an excellent investment proposition in addition to being a main home and includes an entrance hall, a lounge and modern kitchen diner, both having views over the marina, a double bedroom and fitted bathroom. The real surprise is the inclusion of a single garage located close by - quite a rarity in the town centre!

EPC band C

COMMUNAL ENTRANCE

Accessed from Roper Street via wrought iron gates which lead into a shared courtyard area. Communal entrance door into hallway with stairs to 2nd floor. Shared landing and front entrance door into;

ENTRANCE HALL

Radiator, lockable storage cupboard and airing cupboard which houses the wall mounted combi boiler. Doors to:

LOUNGE

Two sash windows with views towards the marina, ceiling coving and radiator.

DINING KITCHEN

Fitted with a range of base units providing space for a washing machine and freestanding oven. Laminate worktop housing a stainless steel sink and drainer. Tiled splashbacks. Vinyl flooring. Radiator. Sash window with views towards the marina. Space for table and chairs.

BEDROOM

Double glazed window. Radiator. Storage cupboard.

BATHROOM

Fitted with a three piece suite comprising of bath with mains mixer shower over, wash hand basin and WC. Glazed frosted glass window. Vinyl flooring.

EXTERNALLY

There is a communal courtyard area to the rear of the property.

A single garage is located on a separate site nearby on Chapel Street.

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold (details to be provided)

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

Fixtures and Fittings: To be advised

DIRECTIONS

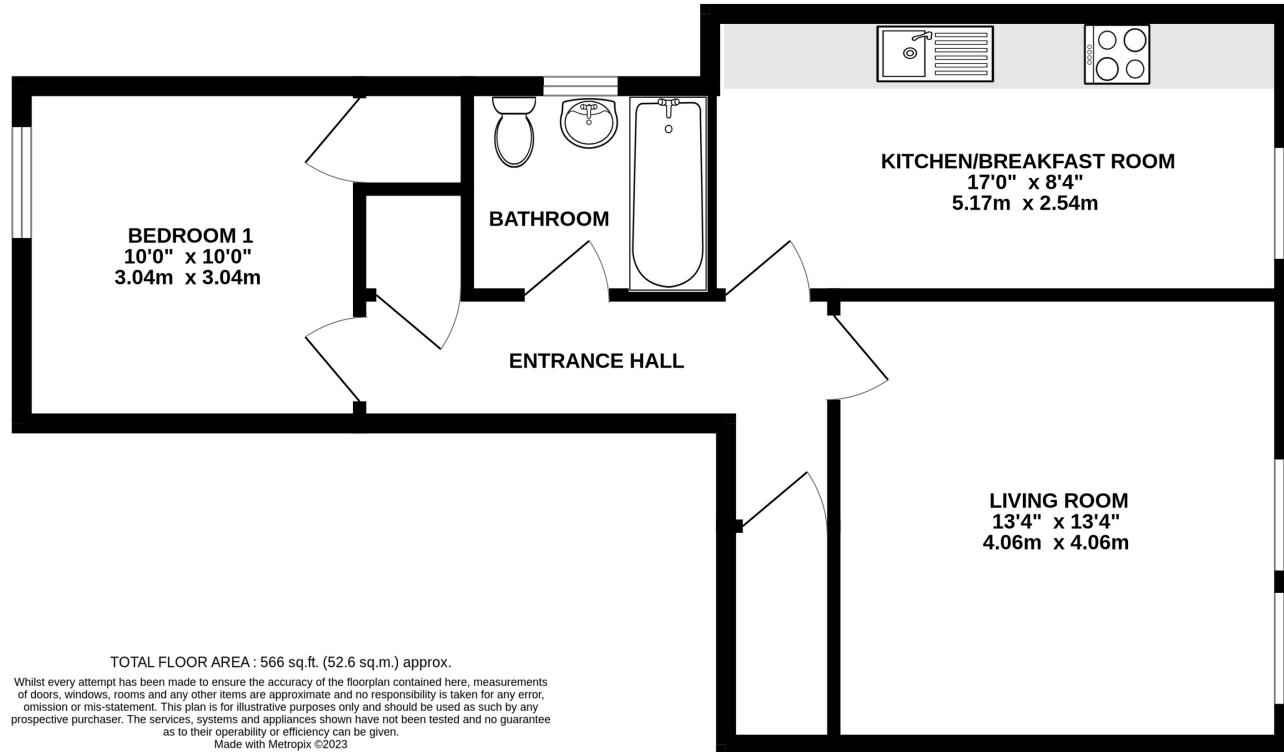
The property is located in the market square of Whitehaven. On foot from the Whitehaven branch and heading towards the marina, turn left onto King Street and follow for approximately 100 yards to the Market Place. The property is in the building above Costa Coffee and is accessed via a gated entrance on the left hand side of the building





GROUND FLOOR

566 sq.ft. (52.6 sq.m.) approx.



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.

www.lillingtons-estates.co.uk

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