

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



11 HORSMAN COURT, COCKERMOUTH, CUMBRIA CA13 0HQ
PRICE £625 PCM

This spacious apartment is located in a purpose built block just on the edge of Cockermouth town centre and is within easy reach of all the shops, pubs, wine bars and restaurants you could wish for! Available soon, the property includes a modern fitted kitchen with integrated appliances, a generous living room with a view towards the river, two bedrooms and a modern fitted bathroom. In addition, and sought after in the town centre, there is allocated residents parking provided!

Communal Entrance

An entry door on the roadside leads into a shared hall with stairs to second floor landing. From here a door leads into apartment.

Entrance Hall

An L-shaped hall with built in storage cupboard, doors to rooms, built in airing cupboard, access to loft space, electric heater

Living Room

Sash double glazed window to front with a view towards the river, wall mounted electric fire, electric heater, security intercom, door to kitchen

Kitchen

Recently fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, electric hob with oven under and extractor fan, integrated fridge freezer, fitted washing machine, tile effect flooring

Bedroom 1

Sash double glazed window to front, electric heater

Bedroom 2

Double glazed window to rear, electric heater

Bathroom

Double glazed window to rear, fitted with panel bath plus electric shower unit and screen, pedestal hand wash basin, low level WC. Electric heater, tiled splash areas, tile effect flooring

Externally

Accessed via an archway on the roadside is a residents parking area where the property benefits from one parking space. In addition there are drying lines and bin stores for residents use.

Additional information

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA29 7DP

01900 828600

cockermouthlettings@lillingtons-estates.co.uk

Council Tax Band: A

Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

Broadband type & speed: Standard 19Mbps / Superfast 80Mbps

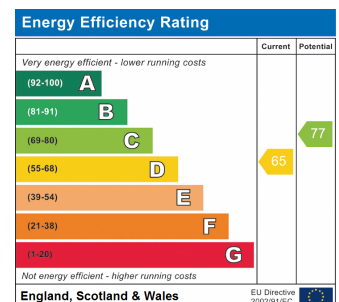
Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has limited service but all other networks have signal indoors. All networks have service outdoors.

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.

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.

Directions

From the town centre head out towards Workington, passing The Trout Hotel. Cross the mini roundabout and then turn left into Horsman Street. The entrance to the building is on the right hand side of the entry arch which leads into the parking area.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.