



Walking distance to local amenities and the town centre

Allocated parking

Offered for sale with no forward chain

Large lounge with patio doors

Spacious ground floor apartment

Two good size double bedrooms

Popular modern development

Large communal courtyard

Offered for sale with no forward chain, is this deceptively spacious, purpose built, ground floor apartment. The property is located in a modern development, just a few minutes' walk to Whitehaven town centre with its wide range of shops and amenities not to mention picturesque Marina. The property would suit a range of buyers and would be a fantastic choice for first-time buyers, couples, or perhaps someone looking to downsize and be within easy reach of the town. The accommodation briefly comprises of; spacious entrance hall, large lounge with feature fire and patio doors to the shared courtyard and a contemporary kitchen diner. There are two, well proportioned, bedrooms both benefitting from fitted wardrobes and a bathroom boasting a four piece suite with walk in shower. Externally the property has allocated parking to the front with a large low maintenance shared courtyard and drying area to the rear. Viewing is highly recommended to appreciate all the accommodation has to offer.

ACCOMMODATION

Entrance hall

A spacious entrance hall, with large useful built-in airing cupboard with internal radiator. Decorative coving to the ceiling and double panel radiator. Provide access into the lounge, kitchen, two bedrooms and bathroom.

Lounge 11' 8" x 16' 0" (3.55m x 4.87m)

Generously proportioned, light and airy lounge. With feature electric fire set into a marble hearth and inset with decorative wooden surround. TV, internet and telephone connection points. uPVC double glazed window overlooking the rear of the property with a double panel radiator below. uPVC double glazed patio doors providing excellent natural light and leading out onto the low maintenance shared area to the rear of the property. With neutral décor and decorative coving to the ceiling.

Kitchen 8' 9" x 11' 3" (2.66m x 3.43m)

Contemporary modern kitchen, with ample space for table and chairs. Featuring a range of shaker style wall and base units with contrasting work surfaces and tiled splashbacks. A 1.5 stainless steel sink and drainer unit with mixer tap and plumbing for a washing machine below. Integrated fridge freezer and built-in electric oven with stainless steel gas hob and stainless steel extractor hood above. With under cabinet lighting, decorative coving to the ceiling, TV aerial point and spotlights. With a single panel radiator.

Bedroom one 12' 2" x 11' 9" (3.71m x 3.58m)

A good size double bedroom TV aerial point. A uPVC double glazed window overlooks the shared area to the rear of the property with double panel radiator below. Useful fitted wardrobe with double doors and internal single panel radiator.

Bedroom two 11' 1" x 9' 1" (3.38m x 2.77m)

Spacious double bedroom, with neutral décor and two useful built-in wardrobes with one housing at the Baxi combi boiler. With uPVC double glazed window overlooking the front of the property, double panel radiator below and telephone connection point.



Bathroom 11' 4" x 6' 5" (3.45m x 1.95m)

Contemporary bathroom with modern white suite, which briefly comprises of; bath with tile splashback, pedestal sink with tile splashback and toilet. With separate walk-in shower cubicle with shower controls set into the tiled surround. uPVC double glazed frosted glass window, extractor fan and a single panel radiator.

Externally

The property benefits from an allocated, numbered, parking space to the front. To the rear of the property is a lovely low maintenance communal courtyard and shared drying area.

TENURE

We have been informed by the vendor the property is leasehold.

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MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

