



**No forward chain**

**Ideal holiday home**

**Sought after coastal village**

**Modern open plan living**

**Two double bedrooms**

**Driveway and garage**

Located in the picturesque seaside village of St Bees, is this stylish two bedroomed apartment. The property has lots to offer to those who appreciate modern living and benefits from being sold with no forward chain. The long sandy beach of St Bees, known for its lovely walks, is just a stones throw from the property. With the Irish sea visible from the property's windows and balcony. St Bees also has a wide range of amenities including a school, train station, several pubs, restaurants and shops. Within the property there is a lovely open plan lounge/kitchen with patio doors leading onto the balcony, the perfect place to enjoy the spectacular views. There is also a spacious hallway with lots of useful storage. There are two good size double bedrooms, with the master bedroom boasting a modern en-suite. The contemporary bathroom suite is also conveniently located in the centre of the apartment. The property has ample parking and benefits from a carport and garage. There is an additional communal garden area at the back of the property. To fully appreciate the property and its views, we highly recommend you contact us to arrange a viewing.



## ACCOMMODATION

### **Entrance hall** 10' 6" x 10' 5" (3.20m x 3.17m)

Spacious, L-shaped entrance with a large useful storage cupboard, alarm and thermostat controls. Loft access to the ceiling with pull down ladder and provides access into the open plan living area, bathroom and two double bedrooms.

### **Open plan living area**

### **Lounge area** 14' 9" x 11' 6" (4.49m x 3.50m)

Light and airy lounge area with a large uPVC double glazed window which enjoys a superb sea view with neutral décor, double panel radiator below and second single panel radiator. TV ariel point and USB charging points.

### **Kitchen** 9' 2" x 12' 4" (2.79m x 3.76m)

Modern fitted kitchen with integrated appliances, including washing machine, fridge and freezer. Built in electric oven, gas hob with integrated extractor above. There is space and plumbing for a dishwasher with a uPVC double glazed door leading to the balcony.

### **Bathroom** 7' 1" x 5' 3" (2.16m x 1.60m)

A contemporary modern bathroom suite briefly comprises of; bath with mixer tap, pedestal sink and pushbutton flush WC. Modern part tiled walls, spotlights and extractor fan to the ceiling. Tiled flooring with single panel radiator and shaving point.

### **Master bedroom** 13' 5" x 10' 3" (4.09m x 3.12m)

Spacious well presented master bedroom. Featuring modern neutral décor with uPVC double glazed, tilt and turn, windows with unobstructed countryside views a single panel radiator below and a TV aerial point. Provides access into the en-suite shower room.



**En-suite shower 7' 1" x 3' 5" (2.16m x 1.04m)**

Contemporary modern en-suite shower room. A large walk-in shower cubicle, pedestal sink with mixer tap and pushbutton flush WC. Modern part tiled walls, single panel radiator and shaving point.

**Bedroom two 10' 3" x 10' 5" (3.12m x 3.17m)**

Second generous double bedroom, with modern neutral décor, uPVC double glazed window featuring stunning countryside views with a single panel radiator below and TV aerial point.

**Externally**

The property benefits from a block paved driveway and carport, which leads to the garage. There is a communal garden area to the rear, which is accessed via a door on the first floor. The property also boasts a balcony to the front which offers stunning elevated sea views.

**TENURE**

We have been informed by the vendor the property is leasehold with over 900 years left and a service charge fee of £1100 Per annum

**COUNCIL TAX BAND B**

EPC C

**LOW FEES, LOCAL EXPERTISE**

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## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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.



