



**A gentle stroll to the picturesque harbour and shoreline**

**Walking distance to numerous shops**

**Ideal, ready to go, investment opportunity**

**Walking distance to the train station**

**Modern fitted kitchen**

**Off street parking available**

**Good sized lounge and bedroom**

**Quiet coastal location**

Offered for sale with no forward chain, is this ground floor flat which is located in the popular area of Harrington. The property is just a gentle stroll from the picturesque harbour where pleasant walks are to be enjoyed and there are also stunning views across the Solway Firth and toward Scotland. A short walk along the road from the property you will find shops and a handy post office. This property is an ideal option for those looking to downsize and will also attract the attention of investors. The property has a hallway, a spacious lounge, a double bedroom, a bathroom and there is a lovely, modern, fitted kitchen. To the left hand side of the property there is a handy parking area for the flats located within this development. Viewing is highly recommended to fully appreciate all this property has to offer and its value for money.



## ACCOMMODATION

### Hallway

The hallway is accessed via a solid wooden door and leads to the lounge, the bedroom and the shower room.

### Lounge

A generously sized lounge featuring a radiator neatly set below a double glazed window. There are plenty of power points and a handy TV point.

### Kitchen

This modern fitted kitchen incorporates a range of white wall and base units, a contrasting worktop and there are matching up stands. There is a built in electric oven with a separate electric hob and an extractor hood in place above. The kitchen also has a stainless steel sink with drainer board and a mixer tap.

### Bedroom

A good sized double bedroom with a handy built in cupboard and wardrobe. There is a radiator and a double glazed window.

### Shower room

This shower room comprises of: a toilet, a pedestal hand wash basin and shower cubicle, part tiled walls and radiator.

### Exterior

At the left hand side of the property you will find a car park which is designated to the residents of this building.

## TENURE

We have been informed by the vendor that the property is leasehold, with a 999 year lease with service charges of £100 per calendar month.

## COUNCIL TAX BAND A

## EPC TBC



## **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.



Approximate total area<sup>(1)</sup>  
461.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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