



Offered for sale with no forward chain

Town centre location

Communal courtyards

Modern Kitchen

Hidden in a gated courtyard, in Whitehaven town centre, is this beautiful, one bedroom flat. Step outside and you are a stones throw to the picturesque harbour and many wine bars, cafes and shops Whitehaven has to offer. With a wealth of original charm, this has been a beautiful conversion, maintaining many original features. The property is located in Golden Lion Court, set back from the road by a lovely, gated courtyard. The accommodation briefly comprises of: grand living room with beautiful panels to the walls and an original sash window. There is a lovely, large, bedroom with built in concealed storage cupboards and stripped floorboards. There is an inner hallway leading to a modern wet room and a good sized kitchen. Externally the property enjoys a gated communal courtyard to the front and a second cobbled gated patio to the rear. Viewing is highly recommended to appreciate this lovely property.

Beautiful original features

Gated access for residence

Modern wet room

Large lounge

ACCOMMODATION

Kitchen 12' 3" x 9' 1" (3.73m x 2.77m)

Entered through a modern composite door from the rear of the property, with a good range of wood effect wall and base units and complementary work surfaces and tile splash back, 1.5 stainless steel sink and drainer unit with mixer tap, built-in electric oven with gas hob set into the worktop with stainless steel splash back and stainless steel extractor hood above. Plumbing for washing machine and space for tumble dryer with vent. Built-in storage cupboard housing the water tank, single panel radiator and two original sash windows. Provides access into the inner hall.

Inner hall 7' 1" x 3' 0" (2.16m x 0.91m)

With lovely high ceiling, the inner hall provides access into the shower room and living room. Also benefitting from a large storage cupboard housing the meters.

Shower room 7' 11" x 5' 6" (2.41m x 1.68m)

Modern "wet room" style shower room, ideal for anybody who may have mobility issues. With shower area, pushbutton flush WC, pedestal sink and modern PVC panel splash backs, frosted glass/window and double panel radiator.

Lounge 18' 11" x 15' 11" (5.76m x 4.85m)

Spacious lounge, with beautiful panelling to the walls in keeping with the age of the property. Lovely original cornice and corbels to the ceiling and original wooden panelling around two original sash windows, which look out across the front courtyard of the property. With TV aerial point, double panel radiator, large original wooden door leading out onto the front courtyard and lockable entrance into the communal entrance. there is also concealed storage to the chimney breast. Provides access into the bedroom.

Bedroom 14' 5" x 10' 9" (4.39m x 3.27m)

Generously proportioned bedroom, with beautiful high ceilings, original cornice and decorative panelling to the walls. With two concealed storage cupboards one with shelving and rails the second with shelving is beautiful use of the original archway into the alcove. Original sash window with wood panelling and window seat looking out over the rear courtyard, with double panel radiator and secondary original sash window looking out over the front courtyard. The bedroom also benefits from beautiful stripped wooden floors.

Externally

To the rear of the property is a lovely cobbled, communal courtyard which is walled around. To the front of the property is private gated access for residents use, with a beautiful cobbled courtyard and sandstone patio area.



TENURE

We have been informed by the vendor the property is freehold

LOW FEES, LOCAL EXPERTISE

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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.



