



Boasts fabulous views across the village and sea

Countryside outlook to the rear

Benefits from a carport and larger than average garage

Boasts a balcony, to enjoy the view

Top floor apartment for elevated views

New boiler installed in 2022

Modern, open plan lounge and kitchen

Two spacious double bedrooms

Master ensuite and modern bathroom

Walking distance to the beach

You cannot help but admire the view from either the windows or the balcony of this beautiful top floor apartment. From its elevated position, the property offers wonderful views across St Bees and towards the sea and benefits from pleasant countryside views to the rear, looking onto open fields. The village of St Bees has long been a highly desirable place to live with its long sandy beach, accompanying promenade and clifftop walks. The bustling village has a range of amenities including a train station, pubs, café's, post office and schools. This particular apartment would suit a range of buyers, including a first-time buyer, couple, or quite possibly attract the attention of a professional working in the area. It would be an excellent choice for anybody who wants a holiday let or a holiday home where you can simply lock up and leave. The property is in excellent condition and has a hallway, with a large two-door storage cupboard. The modern open plan lounge and kitchen boasts integrated appliances, and of course a fabulous view which can be particularly enjoyed from the balcony. There are two generously sized double bedrooms, with a pleasant outlook to the rear, and the master bedroom benefits from an ensuite shower room, the main bathroom is conveniently located off the hallway. The property comes with a carport and garage which can be used for parking or could provide excellent storage for items such as bikes, canoes, or other outdoor equipment. To fully appreciate this lovely apartment, its attractive setting, and picturesque views, please contact the office to arrange your appointment.

ACCOMMODATION

Hallway

The hallway is accessed via a stylish door and boasts a large two door storage cupboard. The hallway benefits from a radiator, phone point and a handy double socket, with doors leading through to the open plan lounge, kitchen and to both bedrooms and the bathroom.

Lounge

As soon as you enter the lounge, you will notice a large window to the opposite side of the room, where you can enjoy fantastic views across St bees and the sea. The room enjoys plenty of natural light and opens up to the kitchen area. The lounge has a modern carpet, two radiators, and two central ceiling lights.



Kitchen

This well presented kitchen comprises of a range of wall and base units, with a complementary worktop and tiled splash backs. There is a built-in electric oven, separate gas hob and extractor fan in place above. For convenience the kitchen also benefits from an integrated dishwasher, fridge, and freezer. There is a stainless steel sink with draining board and mixer tap. The kitchen worktop incorporates a breakfast bar. A fabulous feature of the kitchen are the fully glazed doors and window, which not only allow in lots of natural light, but lead out onto a balcony where you can enjoy fabulous views towards the sea. There is ample space for a bistro table and chair set, and the kitchen houses the combi boiler which was installed in 2022.



Bedroom one

This well presented double bedroom benefits from a TV point, phone point and a radiator. From the uPVC double glazed window you can enjoy a pleasant view, to the rear onto the countryside. This bedroom boasts an ensuite shower room.

Ensuite

This modern ensuite, which is in excellent condition, comprises of a shower cubicle, toilet and pedestal hand wash basin with mixer tap. There are part-tiled walls, a shaver point, radiator, extractor fan and ceiling spotlights.



Bedroom two

A second double bedroom, with a TV point, and radiator neatly placed below a uPVC double glazed window, offering a delightful outlook onto the countryside.

Bathroom

This modern bathroom is in superb condition and comprises of a bath with mixer tap, a toilet and pedestal hand wash basin with mixer tap. The walls are partially tiled, and there is an extractor fan and ceiling spotlights.

Exterior

You will notice at the bottom of the property that there is a carport which provides off-street parking and there a garage which can be used for additional parking or fantastic storage.

TENURE

We have been informed by the vendor that the property is leasehold, with an annual fee of £1044

COUNCIL TAX BAND B

EPC C

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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.



