



Stunning views across the River Ellen

Short walk to picturesque harbour and shoreline

Well presented and tastefully decorated throughout

Modern fitted kitchen and bathroom

Few minutes walk into town centre

Private gated garage parking

Ideal holiday or second home

Spacious dual aspect lounge

A lovely apartment, which enjoys attractive views over the River Ellen, open greenery and across the town of Maryport. The property is just a stone's throw from the picturesque harbour and shoreline, which offers attractive walks and views towards Scotland. Also just a few minutes' walk away is Maryport town centre with its wide range of shops, pubs, restaurants and amenities. The property, which is tastefully decorated throughout, will certainly suit someone looking for a holiday home or perhaps somebody looking to downsize. The property would be an excellent choice of home for a first time buyer looking for a hassle free property. There is a hallway, lounge with dual aspect windows, modern kitchen and a spacious double bedroom enjoying an attractive outlook and there is a modern bathroom suite. Externally the property benefits from a parking space within a secure garage area and there is also a communal garden which itself enjoys a pleasant outlook onto the river and towards the harbour. Viewing is highly recommended to fully appreciate the property on offer.

ACCOMMODATION

Entrance hall

There is a large useful cupboard featuring double doors with hanging rails and shelving providing excellent storage. You will find decorative wall light, a single panel radiator and an intercom entry system. Provides access into the bedroom, bathroom, open plan lounge diner and the kitchen.

Lounge/diner

A lovely, bright and spacious, lounge diner with three double glazed windows flooding the space with natural light. There are two double panel radiators and stunning harbour views to the front of the property. With modern neutral decor, there are TV and internet connection points with decorative coving to the ceiling.

Kitchen

A contemporary modern kitchen, with a range of cream wall and base units, contrasting wood effect work surfaces and tiled splash backs. There is a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine below, space for freestanding fridge freezer and space, with connections, for a gas cooker. With two double glazed windows, wood effect vinyl flooring and a double panel radiator.

Bedroom

A well presented double bedroom, with a double glazed window which enjoys lovely relaxing river views to the front of the property. With a single panel radiator below.

Bathroom

A contemporary modern bathroom with suite briefly comprising of: bath with electric shower above and glass shower screen, pedestal hand wash basin and a push button flush toilet. With modern part tiled walls, a double panel radiator, a double glazed frosted glass window and wood effect vinyl flooring.

Externally

The property has a well maintained communal area with allocated parking inside a gated covered carpark.

TENURE

We have been informed by the vendor the property is leasehold with fees of around £984.00 per annum.

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

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MORTGAGES

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NOTE

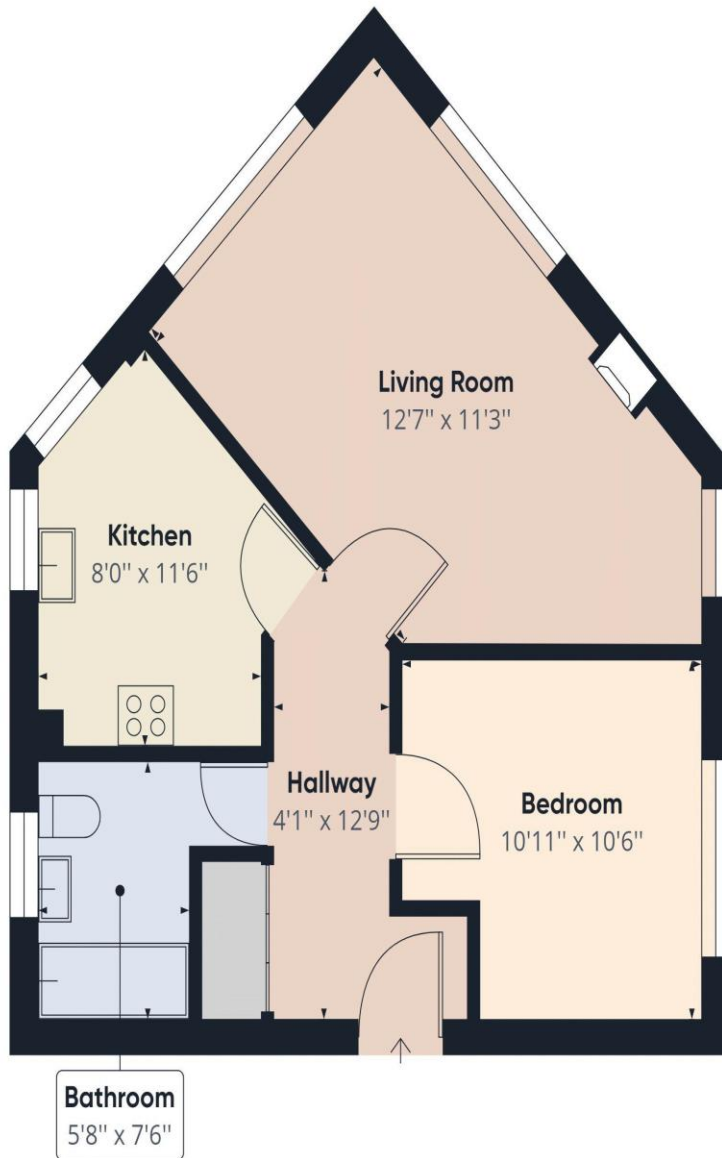
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.





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Approximate total area⁽¹⁾
514.28 ft²

(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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