



**Set just back from the harbour and the town centre**

**Spacious, well presented, first floor apartment**

**Well maintained communal areas with stair lift**

**Two double bedrooms with fitted wardrobes**

**Light and airy lounge**

**South facing Balcony**

**Great sized kitchen / diner**

**Contemporary, modern, shower room**

Offered for sale with no forward chain, is this deceptively spacious, light and airy apartment. Set in the heart of Whitehaven, just a stone's throw from the picturesque harbour, local bars and cafes. The property is entered through a well maintained communal area, with a stair lift installed for upstairs access. Entering into the flat you will find a large, L shaped, hallway with decorative wall lights providing access to all the rooms. The spacious, contemporary, kitchen features a beautiful architectural window that is the focal point of the front of the building and boasts a breakfast bar peninsula. There are two, well presented, double bedrooms both featuring modern fitted wardrobes. A spacious, bright and sunny, dual aspect lounge with patio doors to the south facing balcony. There is also a good sized contemporary fitted shower room with large vanity unit. Viewing is highly recommended to appreciate the space on offer.

## ACCOMMODATION

### **Entrance hall** 16' 1" x 15' 0" (4.90m x 4.57m)

A spacious L shaped entrance hall, entered through a modern composite door with modern neutral décor and decorative wall mounted light. There is a single panel radiator and laminate flooring. Provides access to all rooms.

### **Kitchen** 22' 4" x 17' 2" (6.80m x 5.23m)

Bright and spacious, contemporary, modern kitchen. With a range of wood effect wall and base units, contrasting work surfaces and tiled splash backs. With a built in double electric oven and grill, stainless steel gas burning hob and a stainless steel extractor hood in place above. There is a 1.5 stainless steel sink and drainer unit with mixer tap, a breakfast bar peninsular and integrated appliances including washing machine and tumble dryer. With two uPVC double glazed windows either side of a beautiful uPVC double glazed arch feature window, which provides excellent natural light. With spotlights to the ceiling, a double panel radiator and also houses the Worcester combi boiler.

### **Lounge** 17' 5" x 11' 2" (5.30m x 3.40m)

A beautifully presented, recently decorated, light and airy lounge. With three uPVC double glazed windows flooding the room with natural light, a uPVC fully glazed door with perfect fit blinds lead out onto the balcony. TV and phone point, a double panel radiator, laminate flooring and spotlights to the ceiling.

### **Bedroom one** 8' 4" x 12' 9" (2.54m x 3.88m)

A good sized double bedroom, boasting modern fitted wardrobes with a range of drawers, shelving and hanging rails with sliding mirrored glass doors. With modern neutral décor, a uPVC double glazed window overlooking the front of the property, a double panel radiator below and modern spotlights to the ceiling.

### **Bedroom two** 8' 9" x 12' 9" (2.66m x 3.88m)

A generously proportioned, well presented, double bedroom. Benefiting from modern fitted wardrobes with a range of drawers, shelves and hanging rails with mirrored glass doors. Two uPVC double glazed windows provide plenty of natural light with a double panel radiator below, TV point, spotlights to the ceiling and mosaic effect flooring.



**Shower room 9' 4" x 8' 2" (2.84m x 2.49m)**

Contemporary modern shower room, with a large walk in shower cubicle, curved glass screen and mixer shower. There is a large built in vanity unit incorporating a hand wash basin with mixer tap and concealed cistern toilet. With a range of wood effect base units, contrasting work surface, part tiled walls and tiled flooring. There is a wall mounted chrome radiator and an extractor fan.

**Externally**

The property benefits from an allocated parking space to the front and boasts a south facing walled balcony to the side, with patio style paving giving the added bonus of outside space, which enjoys the sun throughout the day.

**Balcony 16' 9" x 6' 7" (5.10m x 2.01m)**

A great space to sit out, relax and enjoy the sun shine throughout the day.

**TENURE**

We have been informed by the vendor the property is lease hold. Please call the office for further details on the lease.

**COUNCIL TAX BAND A**

**EPC TBC**

**LOW FEES, LOCAL EXPERTISE**

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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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