



The Sidings | Station Road | Cockermouth | CA13 9FR

Guide Price £275,000



**david britton**  
ESTATES

## Key features

- 2 bedroom modern apartment
- Stylish kitchen
- Large lounge with balcony
- 2/3 bedrooms
- Spiral staircase
- family bathroom
- recently refurbished to a high standard
- Arranged over two floors
- accessed through communal entrance hall
- Close to Cockermouth town centre

## Description

**\*\*Number 14 - 2 bedroom First Floor duplex apartment with spiral staircase and balcony\*\***

This stylish 2 bedroom 'loft style' duplex apartment is set around a central spiral staircase and has been completed to a high standard with luxurious fixtures and fittings throughout. Just a short walking distance to Cockermouth Town Centre and in an exclusive development of apartments, Apartment 14 is a fabulous 2 bedroom first floor apartment which is arranged over 2 floors. With light filled living spaces, this is a great option for those looking for a low maintenance, high quality home within close proximity to the local shops and amenities. Internally, accessed through a communal entrance hallway and comprising of a large lounge with balcony, stylish kitchen, 2 bedrooms and a family bathroom. Externally, a parking space is available by separate negotiation.

The Sidings is located only 300 meters to Sainsbury's and Lidl and 400 meters to various coffee shops and artisan shops. Cockermouth is a popular Cumbrian market town set on the banks of the river Derwent. It is well located just a short walk away from Cockermouth Castle and from the town centre, with excellent local amenities including schools, supermarkets, shops, restaurants close by. Cockermouth is around a mile from the Lake District National Park and offers excellent transport links to the A66, North Lakes, Keswick, Carlisle and the town of Penrith with the West Coast main line train station.

A viewing is highly recommended as this apartment will not stay on the market for long  
Viewing by appointment only

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk