



The Sidings | Station Road | Cockermouth | CA13 9FR

Guide Price £270,000



**david britton**  
ESTATES

## Key features

- 2/3 bedroom modern Apartment
- Large lounge with balcony overlooking the front
- Modern & contemporary kitchen
- third bedroom/flexible use room
- spiral staircase
- family bathroom
- balcony
- storage cupboard
- close to Cockermouth town centre
- Excellent amenities locally

## Description

**\*\*Number 15 - 2/3 bedroom First Floor duplex apartment with spiral staircase and balcony\*\***

A fantastic, modern 2/3 bedroom 'loft style' duplex apartment enjoys lovely views across to Cockermouth town centre and has been completed to a high standard with luxurious fixtures and fittings throughout. Sitting in an exclusive development of apartments within walking distance to Cockermouth town centre, Apartment 15 is a fabulous 2/3 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, 2/3 bedrooms; one with ensuite shower room 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.

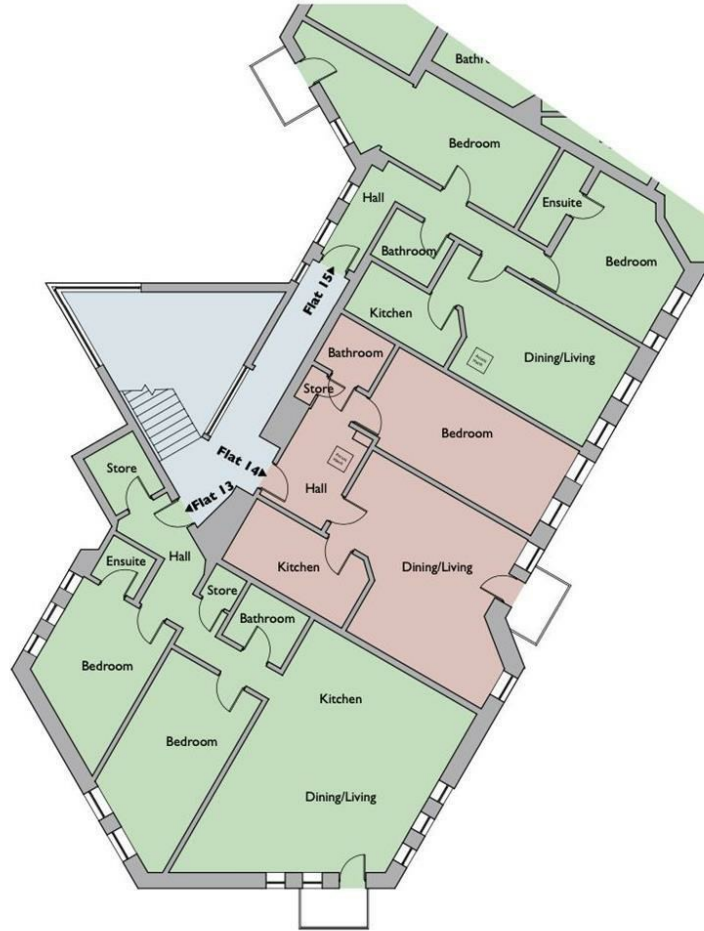
A viewing is highly recommended as this apartment will not stay on the market for long  
Viewing by appointment only

## 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	



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