



Offered for sale with no forward chain

Two good size bedrooms

Ideal investment property

Benefits from a shared car park

Spacious second floor flat

Town centre location

Large lounge

Beautiful sash windows

Offered for sale with no forward chain is this spacious two bedroom second floor flat. The property is ideal for first time buyers couples or perhaps a buy to let investor with excellent rental potential. Located just a short stroll from Whitehaven town centre, with its wide range of shops, amenities, and picturesque marina, this is an ideal purchase for anyone who lives or works in the town. The flat is located on the second floor and the accommodation briefly comprises, entrance hall, spacious lounge, kitchen, two good size bedrooms and bathroom. Externally, to the rear of the property is a shared residents parking area. Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Hallway

A spacious hallway providing access to all rooms. There is two large storage cupboards, picture rail, laminate flooring, and electric sockets.

Lounge

Spacious lounge with laminate flooring, sash windows, a double panel radiator and TV and phone connections.

Kitchen

Comprising of a range of wood effect wall and base units, with contrasting work tops and tiled splash backs, there is a 1.5 stainless sink and drainer unit with mixer tap, a free standing gas oven with grill and hob., a fridge freezer and washing machine. The kitchen features a sash window and a double panel radiator.

Bedroom two

A good size single bedroom, featuring a sash window and a single panel radiator.

Bathroom

The spacious bathroom comprises of a bath with chrome taps and wall mounted shower. There is a toilet and pedestal sink. The bathroom has part tiled walls, a sash window and a double panel radiator.

Master bedroom

A generous master bedroom, with a sash window and a double panel radiator.

Externally

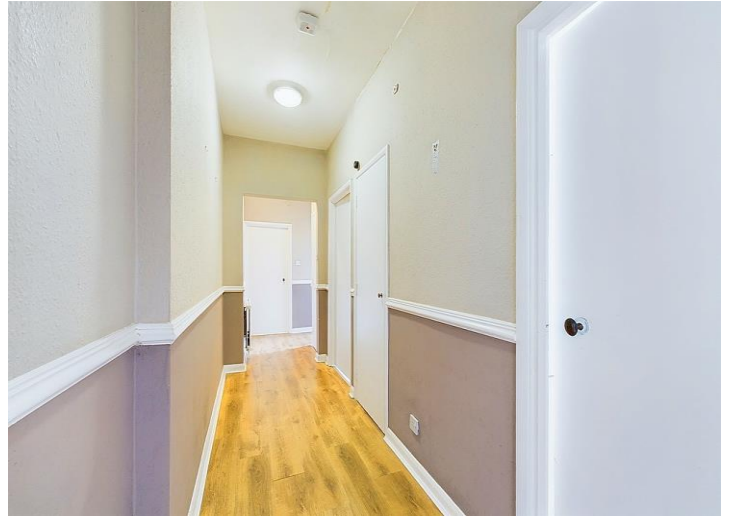
To the rear of the property is a parking area for residents.

TENURE

We have been informed by the vendor that the property is leasehold with a 999 year lease and an annual maintenance charge of £1000.

COUNCIL TAX BAND A

EPC C



LOW FEES, LOCAL EXPERTISE

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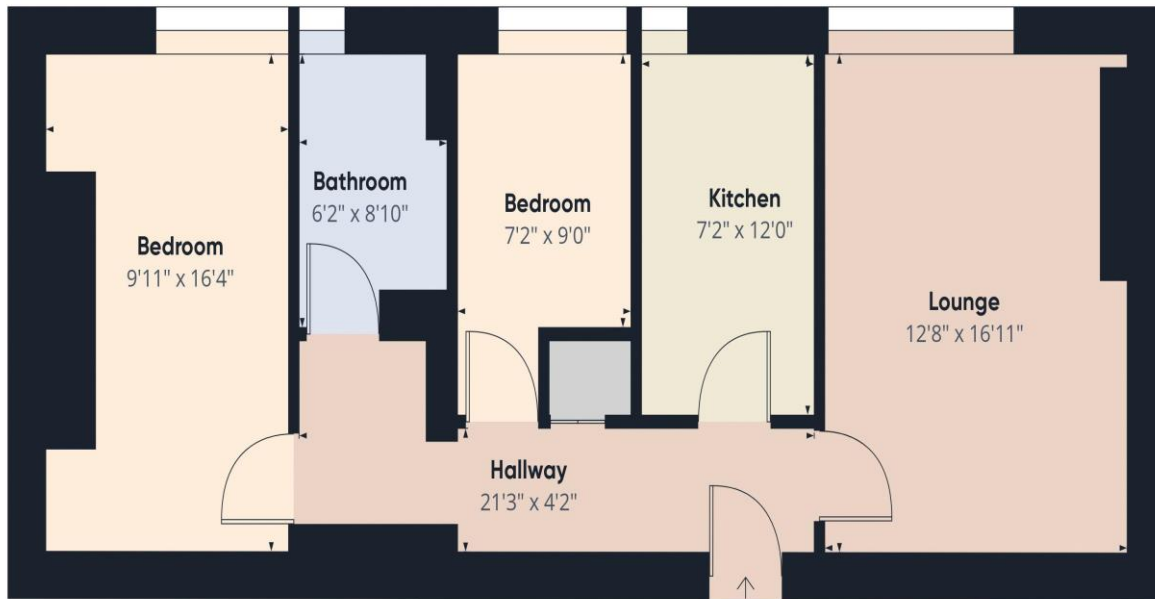
MORTGAGES

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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.





Approximate total area⁽¹⁾
713.91 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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