



**Offered for sale with no forward chain**

**Well presented ground floor flat**

**Stylish kitchen**

**four piece bathroom suite**

**Spacious lounge/diner**

**Two lovely double bedrooms**

**Just a stroll to Whitehaven centre**

**Outside storage and drying area**

Offered for sale with no forward chain is this lovely apartment. Positioned on the ground floor, the property would be ideal for anyone looking to downsize or who has mobility issues. Just a few minutes walk will put you in the heart of Whitehaven town centre with its pleasant parks, numerous shops and amenities. The picturesque harbour is a delightful place to enjoy or walk or have a coffee with friends. It is quite rare for ground floor flats to come up for sale and this one is in excellent condition. Throughout the property is light and airy and also finished to a high standard. There is a spacious hallway, large lounge/diner and a modern kitchen. There are two lovely double bedrooms and a stylish four piece bathroom suite. Externally the property benefits from a shared drying area and there is also a brick-built storage shed. To fully appreciate this ground floor flat and its excellent condition we recommended a viewing.

## ACCOMMODATION

### Communal area

This ground floor property is part of a block with only five other homes. There are two entry and exits points, one to the front and one to the rear.

### Hallway

The spacious and well presented hallway leads to the lounge/diner, kitchen, both bedrooms and also the bathroom.

### Lounge/Diner

This room boasts plenty of space and is tastefully decorated. It feels light and airy with a large uPVC double glazed window that looks out to the front. There is a radiator, television point and telephone point.

### Kitchen

This modern kitchen comprises of a range of wall and base units with complementary work surfaces and tiled splashbacks. There is an integrated electric oven with hob and extractor hood above. Stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window that looks out over the rear. Plumbing for a washing machine and two additional storage cupboards provide excellent storage, one of which houses the boiler.

### Bedroom one

A lovely double bedroom with a radiator and a uPVC double glazed window to the front.

### Bedroom two

A second double bedroom with a radiator and a uPVC double glazed window.

### Bathroom

This stylish and well maintained, four piece bathroom suite comprises of a bath with mixer tap, separate shower cubicle, W.C, wash hand basin. There is a heated towel rail, fully tiled walls and a uPVC double glazed frosted window.



## Exterior

To the rear of the property there is a shared courtyard area for clothes drying. There is plenty of on-street parking and permits can be obtained from Cumbria County Council.

## TENURE

We have been informed by the vendor the property is leasehold.

## COUNCIL TAX A

## EPC D

## 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.



