



**Offered for sale with no forward chain**

**Exclusive sought after development**

**Beautiful modern apartment**

**Stunning views across Whitehaven and towards the sea**

**Stylish modern open plan living concept**

**Well maintained communal areas**

**Walking distance to the town centre and local amenities**

**Ideal not only for first-time buyers but people looking to downsize**

**Allocated parking**

**Balcony which enjoys the lovely views**

Offered for sale with no forward chain, is this modern, executive apartment. Nestled in an exclusive development known as Garlieston Court, the property is set on the first floor and enjoys beautiful views across Whitehaven, and stunning sea views from the balcony and kitchen. With two good size bedrooms, boasting fitted wardrobes. This lovely property is ideally located and is within walking distance to the train station. Also close by is the picturesque harbour, where lovely walks can be enjoyed and there's plenty of bars and café's. This lovely property would suit not only first-time buyers, but could perhaps suit someone looking to downsize and be close to the town centre, whilst enjoying a quiet location with views. The lovely frontage of Garlieston House opens to a well maintained communal area. Internally, the flat has an entrance hall, modern, open plan living area, incorporating a lovely lounge space. From the lounge patio doors open onto the balcony and there is a stylish, modern kitchen with high gloss cabinets. There are two well presented bedrooms, both benefiting from fitted wardrobes. And the master boasting a contemporary, modern ensuite shower room. There is also a modern family bathroom, accessed from the entrance hall. Externally, the property has a lovely balcony, perfect for enjoying the views and evening sunsets and there is allocated parking and a communal storage area. Viewing is essential to appreciate this lovely property.

## ACCOMMODATION

### Communal entrance

Entered through a secure door with intercom system, the well maintained communal entrance has stairs leading to the front door.

### Entrance hall

The entrance hall has neutral décor, telephone intercom entry system and provides access into two bedrooms, bathroom and living space.

### Open plan living space

The main living space to the property is split into a lovely, light and spacious lounge area, and a kitchen/dining area. To the lounge area, there is a uPVC double glazed, sash window which looks out across Whitehaven, providing a lovely view and uPVC patio doors which lead out onto the balcony, enjoying the sea views and sunsets. The lounge area has tasteful, modern décor, decorative coving, a radiator and ceiling spotlights. The lovely dining area to the rear of the kitchen, ties the two spaces together. To the kitchen, there is a range of stylish, high gloss wall and base units, with contrasting work surfaces and modern metro tiled splash backs. The kitchen benefits from an integrated fridge freezer, a built-in double electric oven and grill, gas hob and stainless steel extractor hood above. A 1.5 stainless steel sink and draining board is set below a uPVC double glazed sash window, with a lovely sea view to the rear of the property. There is space and plumbing to house a washing machine and the kitchen and dining space both benefit from ceiling spotlights and wood effect flooring.

### Master bedroom

The generously proportioned master bedroom, incorporates a fantastic range of fitted wardrobes, offering excellent storage, with mirrored doors and fitted drawers below. The uPVC double glazed sash windows provide plenty of natural light and look out over the front of the property, with a radiator below. The room is tastefully decorated and benefits from decorative coving and ceiling spotlights. Provides access into the master ensuite.



### **Master ensuite**

The contemporary, modern ensuite shower room briefly comprises of a corner shower cubicle, with sliding glass doors and mixer shower. There is a pushbutton flush toilet and a pedestal sink with mixer tap. The ensuite features a chrome heated towel rail. An extractor, part tiled walls, tiled flooring and ceiling spotlights.

### **Bedroom two**

The second bedroom is tastefully decorated and also benefits from a range of fitted wardrobes, offering excellent storage. The uPVC double glazed sash window overlooks the front of the property, with a radiator below. There is decorative coving and modern spotlights.

### **Bathroom**

The modern bathroom has a suite which incorporates, a double ended bath, with central mixer tap, with mixer shower above and fitted glass shower screen. There is a pushbutton flush toilet, and a modern vanity unit, incorporating a hand wash basin and mixer tap, with plenty of storage below. The bathroom feature's part tiled walls, tiled flooring, a chrome towel heating radiator, tasteful neutral décor, an extractor and ceiling spotlights.

### **Externally**

To the front of the property, is an allocated parking space providing off-road parking. The property also benefits from a lovely balcony which provides lovely views not only of the sea, but also elevated views across Whitehaven.

### **TENURE**

We have been informed by the vendor that the property is leasehold, with a 999 year lease and a communal monthly charge of £40 which covers the building insurance and minor maintenance.

### **COUNCIL TAX BAND B**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

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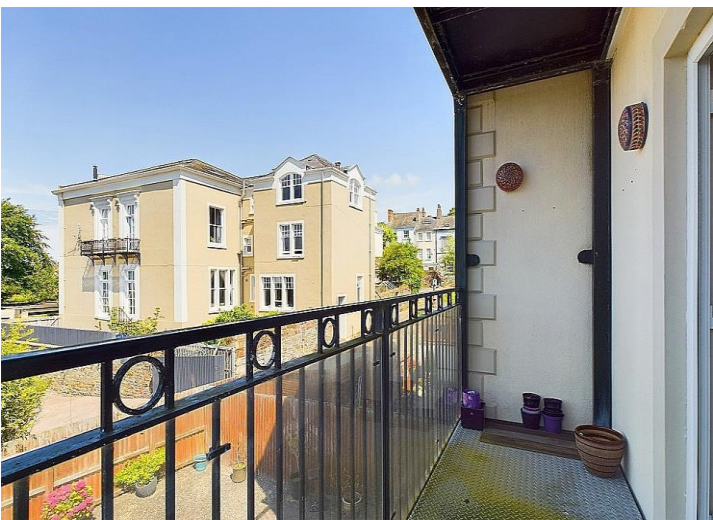
## MORTGAGES

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## NOTE

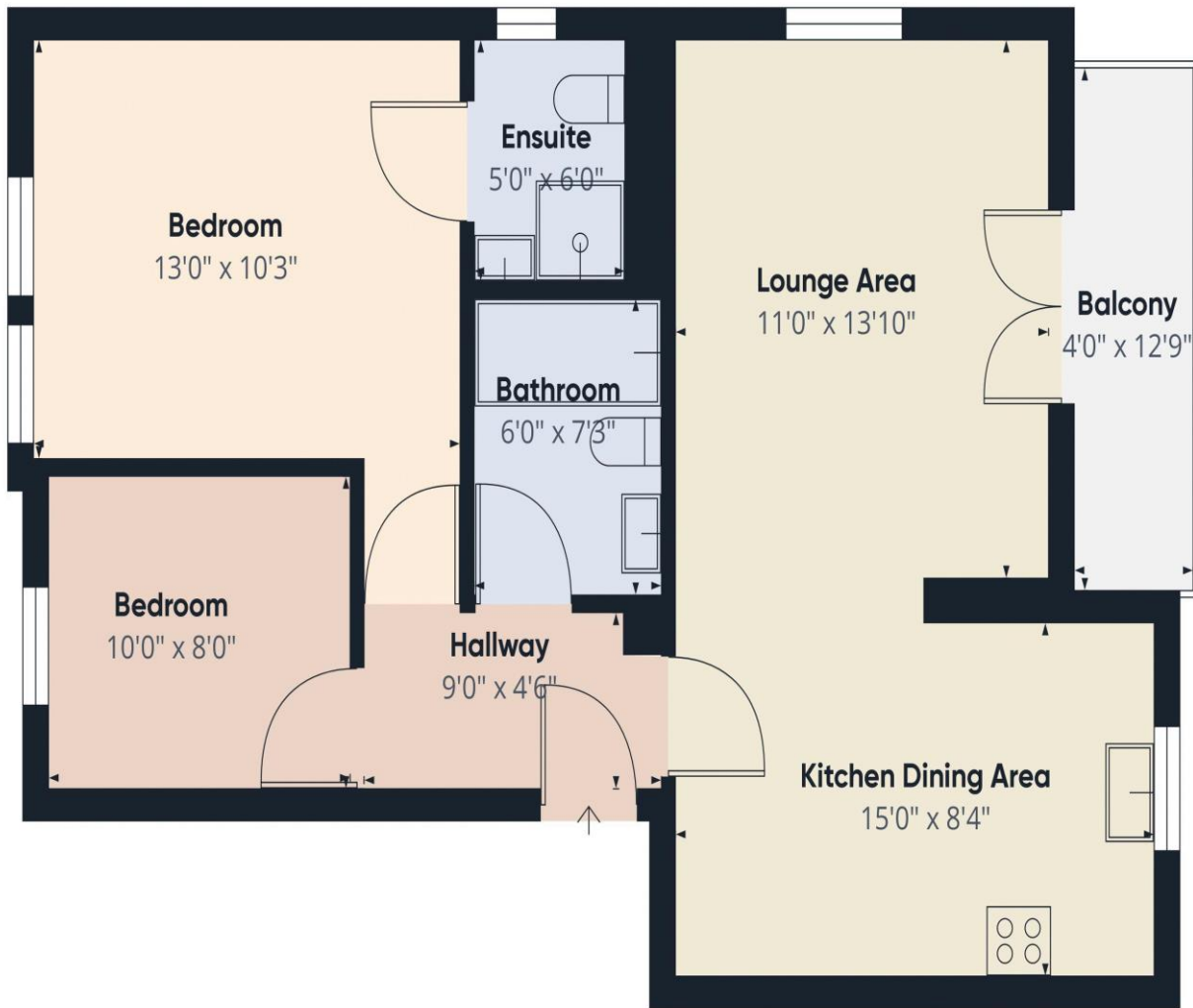
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.





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Approximate total area<sup>(1)</sup>  
639.91 ft<sup>2</sup>

(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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