



Enjoys a delightful outlook across St Nicholas's church and gardens

Good-sized second bedroom

Well maintained kitchen with pleasant outlook

Offers good value for money

For sale with no ongoing chain

A spacious, light and airy upper floor flat

Large, well presented lounge and diner

Features a modern bathroom suite

Stroll to the shops, amenities and harbour

Master bedroom both fitted wardrobes and ensuite shower room

The spacious, well presented property enjoys a delightful outlook over St Nicholas's Church and surrounding gardens. Located within the centre of Whitehaven, the property is ideal for anybody who uses the town centre for work or leisure. Right on your doorstep, is a wide variety of shops, café's and numerous other amenities. A short stroll and you'll find yourself walking along the picturesque marina, where you can enjoy your morning coffee with friends or an evening glass of wine. You may wish to stroll further along one of Whitehaven's two famous piers. The property will be ideal for a first-time buyer, someone looking to downsize and have the convenience of the town centre location and may also attract the attention of an investor looking for a property that is ready to go. Within the property, there is a hallway that leads to a spacious, open plan lounge and diner. The room is well presented and is most certainly of a generous size. An arch opens up to the kitchen, which has been well-maintained. There are two bedrooms, with the master bedroom boasting a three door fitted wardrobe and a stylish ensuite shower room. The property also benefits from a stylish and immaculate bathroom. At the rear of the property, there is parking for the residents of Sandhills Court. To view this property and its highly convenient location, please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway benefits from a radiator, decorative coving and features wall mounted lighting. Provides access to the spacious lounge/diner, both bedrooms and the bathroom.

Lounge/diner

This lovely, light and airy room has plenty of space. You will notice the two uPVC double glazed windows, which allow in plenty of natural light and enjoy a pleasant outlook onto St Nicholas's church and gardens. The lounge has a stylish, electric fireplace, with white surround. There is wall mounted lighting and a large radiator provides plenty of warmth. An arch opens up to the kitchen.



Kitchen

This well maintained kitchen incorporates a range of wall and base units, with a complementary worktop and built-in breakfast bar. There is a 1.5 stainless steel sink with draining board and mixer tap. The kitchen has a built-in oven, with a separate gas hob and an extractor in place above. A uPVC double glazed window enjoys the same outlook as the lounge, and St Nicholas Church and gardens.



Bedroom one

The spacious, double bedroom benefits from a three door fitted wardrobe. The room has decorative coving, wall mounted lighting, a radiator and a uPVC double glazed window. The master bedroom also boasts an ensuite shower room.

Ensuite shower room

The modern ensuite comprises of a shower cubicle, with the control set on easy clean PVC panelling. There is a toilet and wash basin with mixer tap, over a two drawer vanity unit, with a mirrored cabinet above, providing excellent storage. There is also a chrome heated towel rail and an extractor.

Bedroom two

The second bedroom has wall mounted lighting, a radiator and a uPVC double glazed window to the rear.



Bathroom

The bathroom is in excellent condition and comprises of a bath, with a central mixer tap and shower above. There is a toilet and wash basin, with mixer tap, set in a stylish and large, vanity unit, which has plenty of storage. Above the sink, you will find an alcove, which has a fitted mirror. There is a chrome heated towel rail, fully tiled walls and an airing cupboard which houses the boiler.

Exterior

At the rear, the property benefits from shared "right to park" for Sandhills Court owners and the property comes with two parking passes.

TENURE

We have been informed by the vendor that the property is leasehold, with a 999-year lease beginning 1985, with a monthly management fee of £70. This fee covers external building and maintenance. Belvoir are the management team.

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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.



