



# Golden Lion Court Market Place , Whitehaven CA28 7JD

Flat



**£70,000**



1



1



1



71

## Key Highlights

- Well-presented one-bedroom first floor apartment located in the centre of Whitehaven with separate single garage
- Well-proportioned fitted kitchen and three-piece bathroom suite
- Previously a successful rental property with an estimated rental income of £495 PCM
- Spacious lounge and double bedroom, both benefiting from recently fitted flooring
- Within walking distance of shops, amenities, transport links and Whitehaven harbour
- NO ONWARD CHAIN - Attractive investment opportunity offering a potential gross yield of approximately 8.5% based on the asking price

Golden Lion Court Market Place, Whitehaven



## Golden Lion Court Market Place, Whitehaven



### Welcome to Market Place, Whitehaven

Offered for Sale with NO ONWARD CHAIN, Situated in the heart of Whitehaven town centre, this well-presented one-bedroom first floor apartment offers an excellent opportunity for first-time buyers, investors, or those seeking to downsize to a conveniently located home within a fabulous block which oozes the community feel. Worried about parking? Don't be, the sale includes a single garage situated on a nearby street.

The accommodation comprises of an entrance hallway with large walk in storage cupboard, spacious lounge with recently fitted flooring, a well-proportioned fitted kitchen, a double bedroom also benefiting from new flooring and additional storage cupboard with hanging rail, and a three-piece bathroom suite. The property is well maintained throughout and ready for immediate occupation.

Ideally positioned within easy walking distance of Whitehaven's shops, cafés, transport links and picturesque harbour, the apartment enjoys all the advantages of town centre living.

Previously utilised as a successful rental property, the apartment offers strong investment potential and is estimated to achieve a rental income of approximately £495 per calendar month. Based on an asking price of £70,000, this equates to a potential gross rental yield of approximately 8.5%.

### **OWNERS COMMENTS**

In the owners words "We have successfully let this property multiple times over the years. The added bonus of the garage certainly helps with parking within the town centre"

### **THINGS YOU NEED TO KNOW**

The property is Leasehold with a term of 100 years from 01/11/1989 and benefits from mains gas, electric, water and drainage services.

There is no ground rent collected, and the annual service charge for 2026 was £900.00

### **DIRECTIONS**

W3W://noted.punchy.quick

Leaving the Grisdales office on King Street on foot, turn right and Golden Lion Court on the left hand side above Costa Coffee.

### **ARE YOU CONSIDERING A RENTAL INVESTMENT?**

This property has been previously let for many years and Managed by Grisdales. We have an extensive history of compliance certificates and works completed within this home. Current rental valuation would be £495 per calendar month, giving the new landlord a Gross Yield of 8.5% based on a purchase price of £70,000. For more information about renting this house, please speak to a member of our Lettings Team.

### **LOCAL COMMUNITY - CA28**

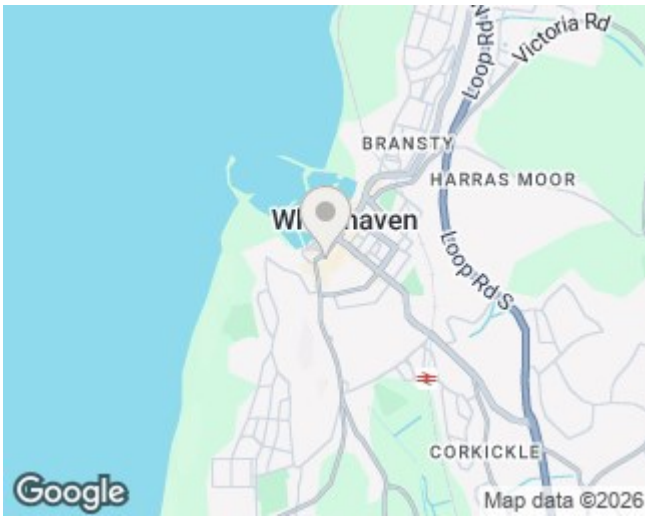
CA28, centered on Whitehaven, offers a welcoming coastal community with a strong local identity, combining historic charm around Whitehaven Harbour and attractions like The Beacon Museum with easy access to the western Lake District and nearby beaches such as St Bees Beach. The area is well-served by a range of primary and secondary schools, convenient everyday shopping including Tesco Superstore Whitehaven, Morrisons Whitehaven and Aldi Whitehaven, along with essential public services such as West Cumberland Hospital and local transport links via rail and bus. Altogether, CA28 presents a practical and affordable place to live, appealing to families and professionals alike with its balance of amenities, community spirit and scenic surroundings.







## Location



## Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		<b>71</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Additional Information

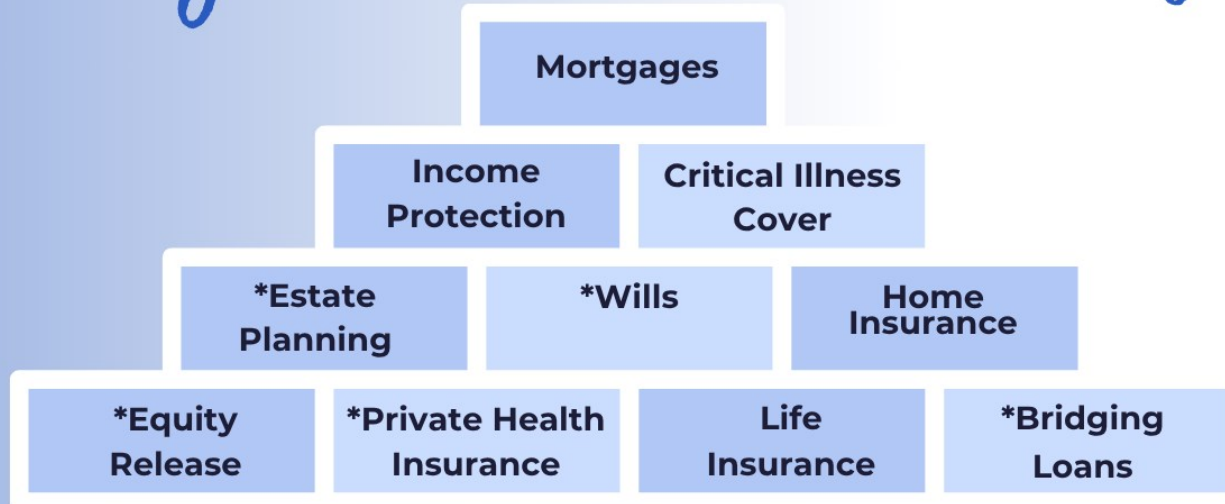
Tenure: Leasehold Council: CUMBERLAND Tax Band: A

### Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# All your needs under one roof



\*Advice in these areas will be referred to a specialist

## Meet the team

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The advice will be given by the right retirement plan limited

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