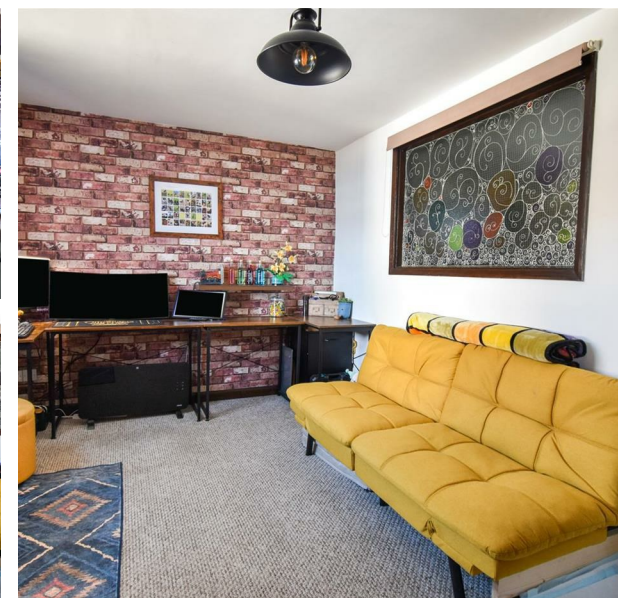


Flat 11, Church Road, Harrington, Workington, CA14 5QA

Asking Price £105,000

Council Tax Band: A



Why settle for a ordinary home, when you can own this extraordinary home?

This stunning, duplex apartment is located on the top two floors of a converted church in the popular village of Harrington. With two double bedrooms, two reception rooms and fabulous sea views, this is a property for people who value character, high quality space, and individuality.

Located just minutes away from the harbour and shoreline, the railway station is literally over the road - perfect for access to Workington, Whitehaven, Carlisle and Sellafield.

Definitely quirky, this is a modern home inside a historic building, with exposed beams offering a glimpse into the past. Brand new double glazed windows were fitted in 2025, with additional upgrades to the kitchen and bathroom.

The large dining room doubles as a second reception room or office, and the adjoining kitchen has lots of storage and worktop space. A handy, understairs, larder/store provides even more storage space.

Upstairs, the lounge is a high quality space, and comes complete with stunning sea views, which are shared by the main bedroom.

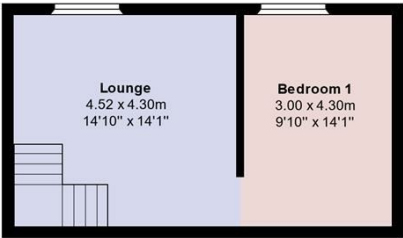
The service charge of £140 per month covers buildings insurance for the property and also pays for communal cleaning, car park maintenance, pressure washing outside, fire safety testing and compliance, general repairs and maintenance, communal lighting and electricity, Management Company fees and annual accounts as well as savings to a reserve fund for the block.

Just last year this also included an upgrade to the sky satellite system, the £20k in roof repairs, brand new front and rear communal doors and floorboard replacement in areas of both blocks.

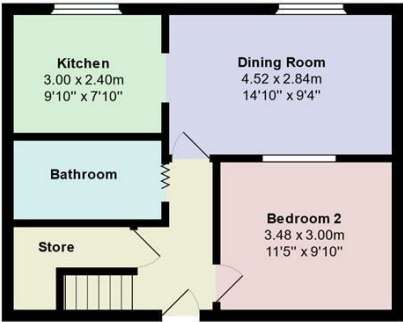
In summary, a lovely, two bedroom apartment set over two floors, that has been lovingly maintained. A property that will bring a smile to your face, everytime you step through the door.

Floor Plans: 11 Wesley Court

Not to Scale: Dimensions and layout for guidance only



Second Floor



First Floor



Open House West Cumbria



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |