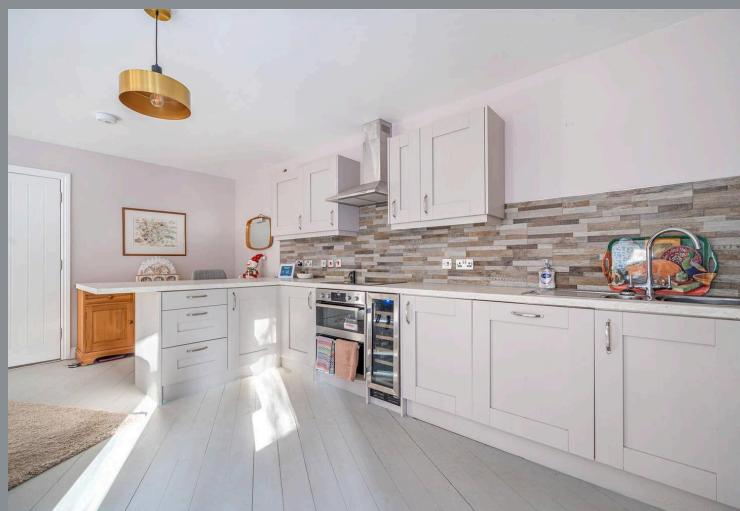




13 Station House The Sidings, Cockermouth - CA13 9FR

£239,950 Leasehold

SNAP UP SOMETHING TRULY UNIQUE IN COCKERMOUTH! This is a one-of-a-kind apartment where industry meets modern luxury. Flooded with light, packed with space, and totally different, it's just minutes...







WOW – THIS ONE IS TRULY UNIQUE!

Step inside this fabulous apartment and prepare to be impressed! Combining striking industrial character with modern luxury, this beautifully light and exceptionally spacious home offers something completely different in the heart of Cockermouth.

With **two generous double bedrooms**, including a stylish en-suite, a fantastic **open-plan lounge, dining and kitchen space** and impressive communal areas, there is plenty of room to relax, entertain and enjoy.

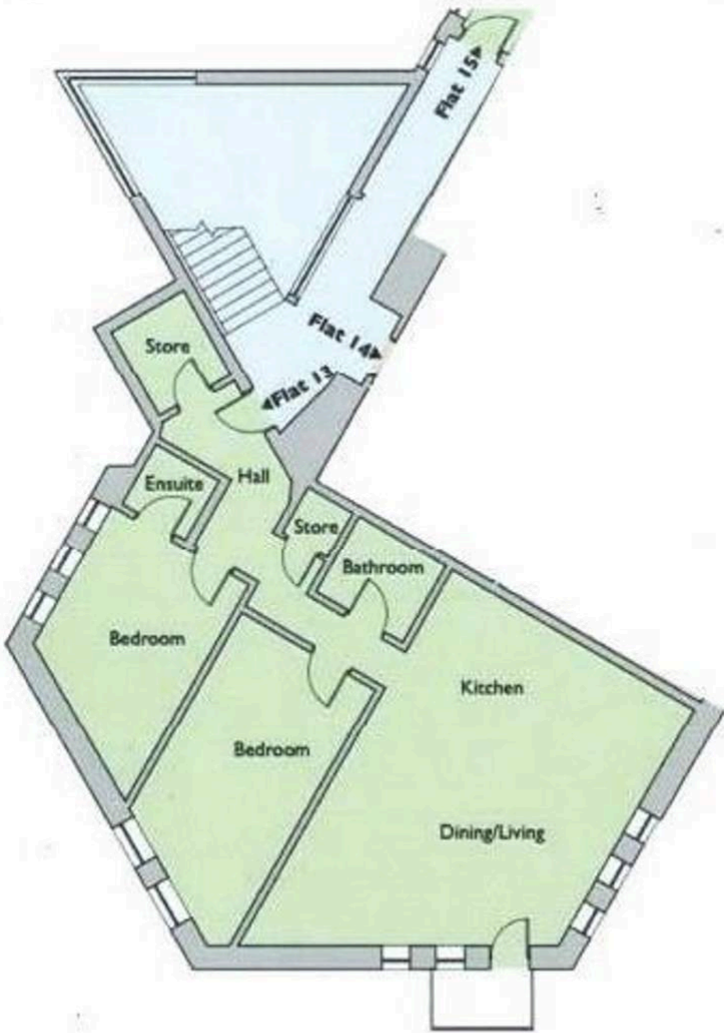
Just minutes from the park, cafés, restaurants, supermarkets and everything Cockermouth has to offer, the location is every bit as appealing as the apartment itself.

Add **secure parking and plenty of space for guests**, and you have a home that ticks all the boxes.

Unique, stylish, spacious and ready to impress – this really is one you need to see for yourself!



Floorplans for **Studio flat for sale**



You can include any text here. The text can be modified upon generating your brochure.



THINGS YOU NEED TO KNOW

Double glazing. Central heating. Brushed chrome sockets and light switches. White painted doors throughout with brushed chrome ironmongery.

COMMUNAL ENTRANCE HALL

Double doors (with a security intercom system) lead into a stylish and well equipped and furnished communal entrance hall which is shared with two other apartments. Stairs lead to a first floor landing giving access into the apartment.

INNER HALLWAY

Spacious inner hallway with cupboard housing cylinder tank and pipe work, etc. Telephone point and access into all rooms and the loft.

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN

Dimensions: 5.83 by 2.02 approx (19'1" by 6'7" approx). A fabulous open plan room with five windows and a door to the balcony and fitted with white painted timber floor.

LOUNGE / DINING ROOM

A lovely open area, triangular in shape with door onto the balcony. Television point. Painted wood flooring. Ample space for relaxing and dining.

KITCHEN

Well fitted kitchen with a good range of base and wall units in off-white with chunky chrome handles, laminate worktop over and stylish splash back and includes 1.5 bowl sink unit, integrated fridge-freezer, concealed washing machine and dishwasher, slimline wine chiller,





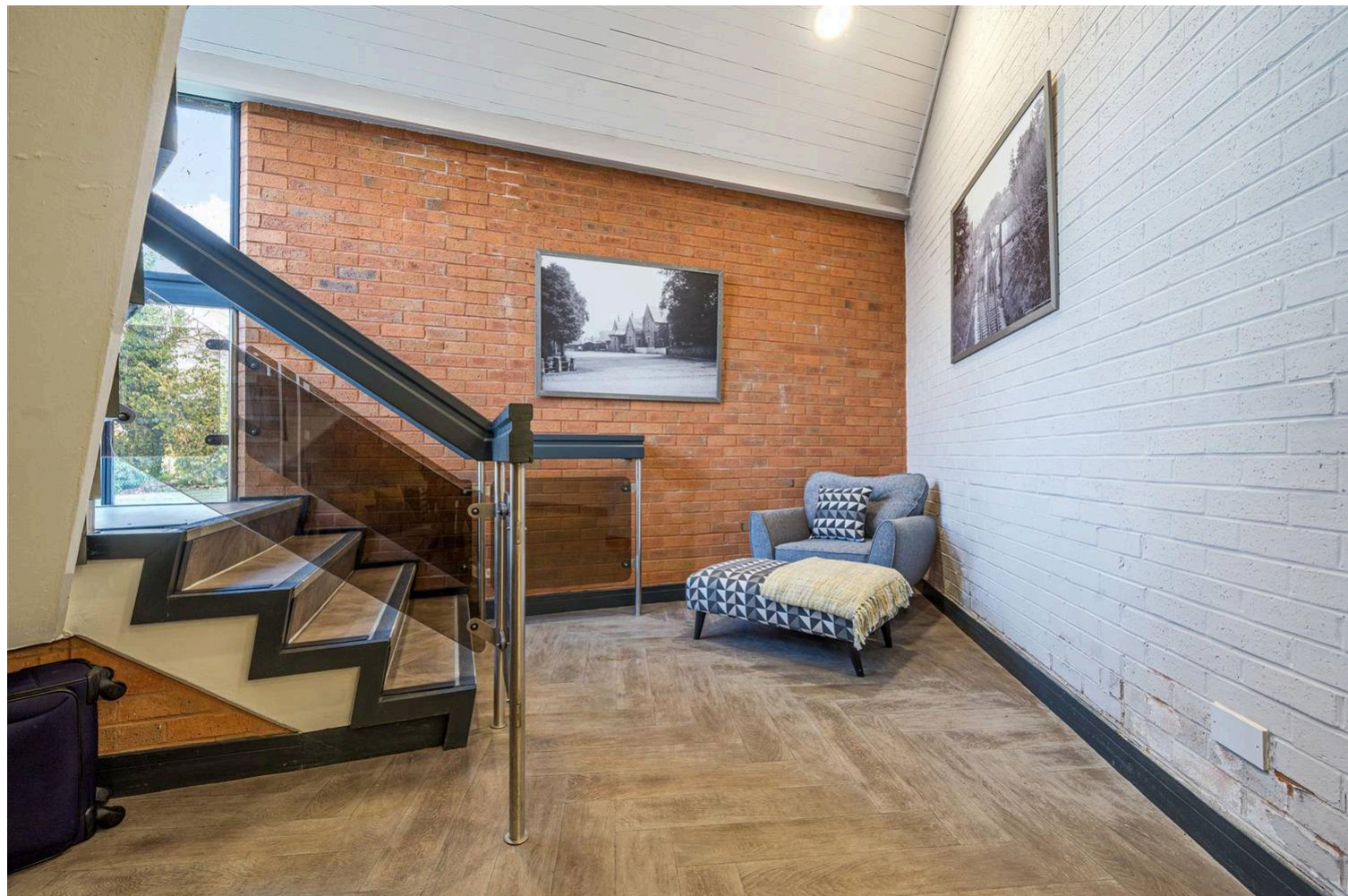
BALCONY

Great little space to relax

OFF STREET

2 Parking Spaces

Secure Parking for Two Vehicles – Perfect for You & Your Guests!

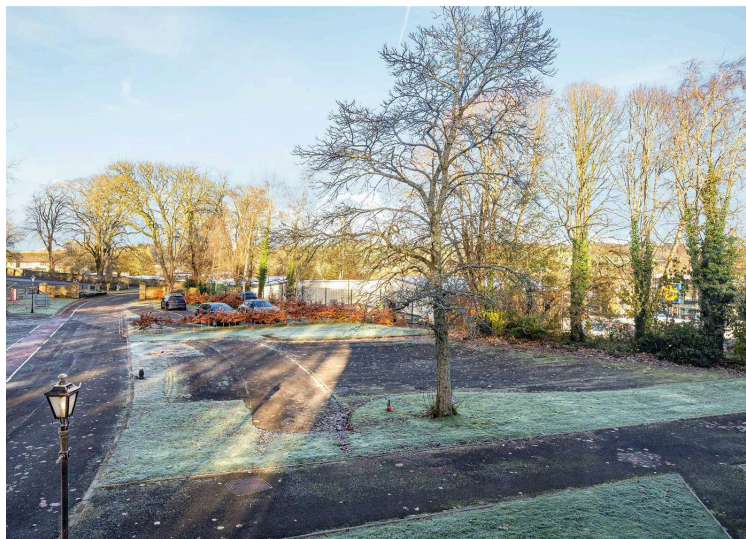


Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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