



5 Edward Lynton Court, Cockermouth - CA13 9QY

£675 pcm

Prime town centre location with allocated parking • First floor maisonette with a newly fitted kitchen • Tenancy managed by Grisdales • Unfurnished • Holding Deposit: £155 • Damage Deposit: £778 • Available from October

- To apply, complete a tenancy application form via our website





This well-presented two-bedroom maisonette offers an excellent opportunity for tenants seeking comfortable and convenient living in the heart of the town centre. The property is arranged over two floors, the living room creates a welcoming atmosphere, while the modern kitchen is equipped with ample storage and worktop space. Residents will appreciate the benefit of allocated parking, a valuable asset in this central location, ensuring ease of access at all times. With its prime position, local shops, restaurants, and transport links are just a short walk away. Council Tax band: A

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



WHAT YOU NEED TO KNOW

Heating is by way of Electric Night Storage Heaters.

COMMUNAL HALL

With the use of a spacious shared storage area (ideal for bikes) and stairs to first floor giving access to:

INNER HALL

With stairs to the second floor rooms.

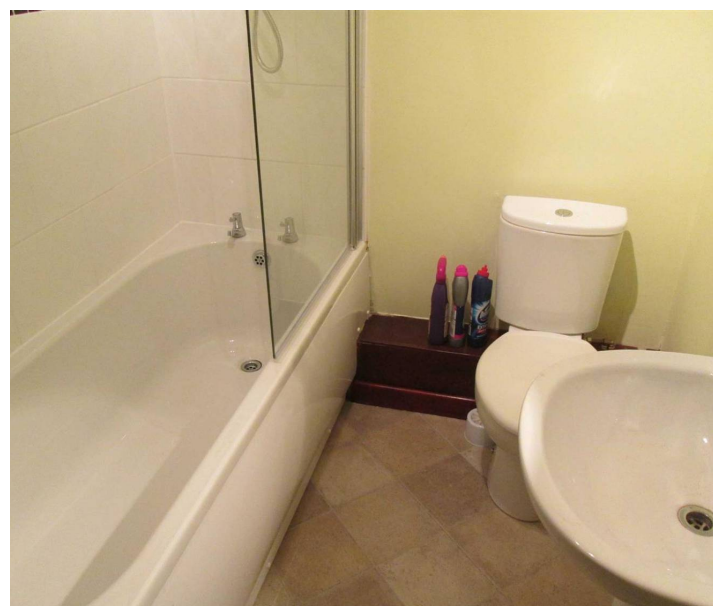
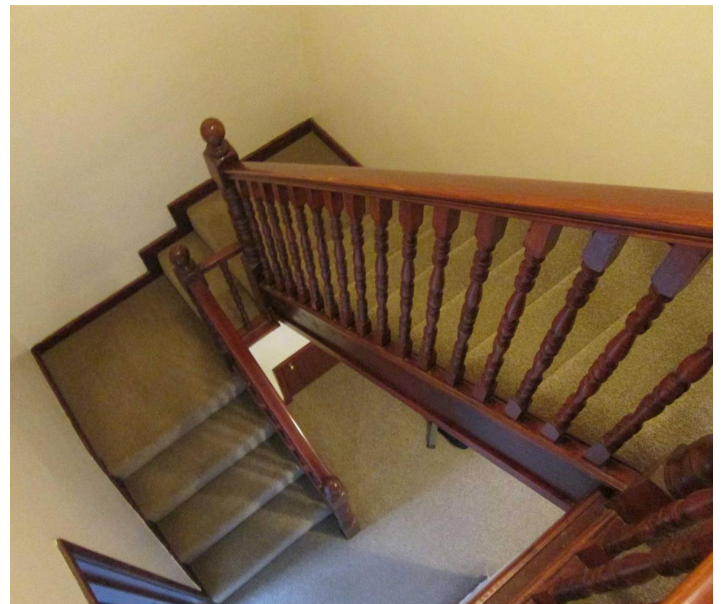
LOUNGE

14' 1" x 11' 0" (4.29m x 3.35m)

With television point.

KITCHEN

Newly fitted with a range of base and wall units in cream with black worksurface over and modern cream brick effect tiling. The kitchen includes an electric oven with hob and extractor fan, stainless steel sink, dishwasher, fridge/freezer and washing machine. Breakfast bar, spot lighting and Velux roof light.



**BEDROOM ONE**

Double.

BEDROOM TWO

Spacious single.

BATHROOM

With bath and shower over, wash basin and w.c.

DIRECTIONS

From Main Street turn into Challoner Street and take the first turning on the left whereupon Edward Lynton Court can be found on the right hand side.

HOW TO APPLY

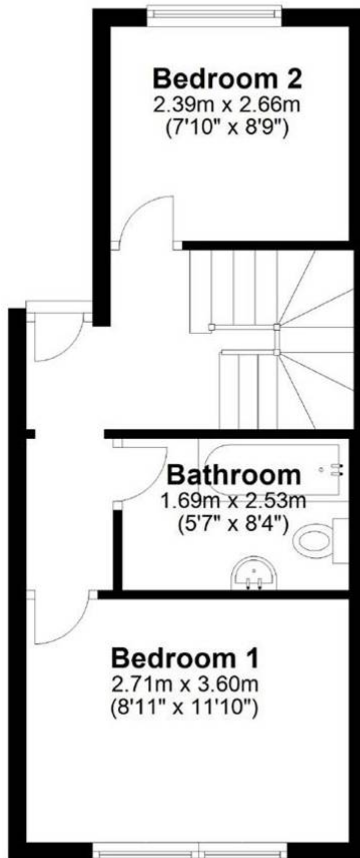
Please complete the Tenancy Application Form via the Grisdales website to register your interest. We will then refer your application to the landlord. Applicants the landlord wishes to consider further will be invited to view the property and may be subject to referencing.





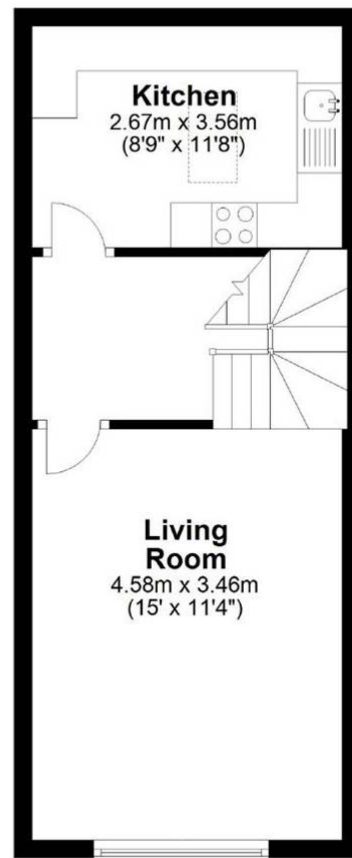
Ground Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

Flat 5 , Edward lynton court, Cockermouth



Grisdales Estate Agents

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