



GRISDALES  
PROPERTY SERVICES



**43 Lowther Street, Whitehaven, CA28 7JU**

**£185,000**

Do you dream of a super cool apartment overlooking an attractive marina with open plan living and balcony from which to soak up those stunning sunsets? We have just what you are looking for on Whitehaven Quayside.

A third floor, two double bedroom apartment within an exclusive development of similar properties with lovely communal entrance, lift and stairs. Our apartment has a stylish open plan living space incorporating kitchen dining area and lounge with lots of light from the plentiful windows. There is a contemporary bathroom plus the Master Bedroom has an en suite shower room.

This lovely area of Whitehaven makes a great permanent home or holiday escape investment.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## COMMUNAL ENTRANCE

Entered via glass doors, this is a light, bright space with tiled floor and leads to the lift and the staircase. Apartment 7 is on the 3rd floor.

## ENTRANCE HALL

16'7" x 3'1" (5.08 x 0.96)

With Door Entry phone, radiator and doors into;

## BATHROOM

9'4" x 5'8" (2.87 x 1.73)

Stylish contemporary bathroom with wc, wash basin with mirror incorporating lighting above, double end bath with central tap and chrome dual head shower over and glazed screen. One fully tiled wall and floor, chrome vertical towel radiator, ceiling extractor.

## BEDROOM 1

12'3" x 11'1" (3.74 x 3.39)

A light, bright double bedroom with double glazed window, radiator and folding door into;

## EN SUITE

8'0" x 2'7" (2.46 x 0.79)

Contemporary wc and wash basin, shower enclosure with folding glazed door and tiled interior, tiled floor, extractor.

## BEDROOM 2

11'1" x 9'4" (3.38 x 2.87)

Further Double bedroom with double glazed window and radiator.

## OPEN PLAN LIVING SPACE

26'8" x 18'4" max (8.14 x 5.61 max )

A fantastic open plan space with full height windows and doors overlooking the stunning Whitehaven Marina, with a glass fronted balcony to the front and further outside area to the side. This area incorporates the lounge and dining area with stylish, high quality white high gloss base and wall units, contrasting marble effect worksurface and inset stainless steel sink. There are integrated fridge freezer, dishwasher, washer dryer plus electric induction hob, oven and extractor hood over. There is a matching island unit with space for stools on one side plus wine cooler and storage on the other. A built in cupboard houses the pressurised hot water system and electric boiler.

## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a

laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and

circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

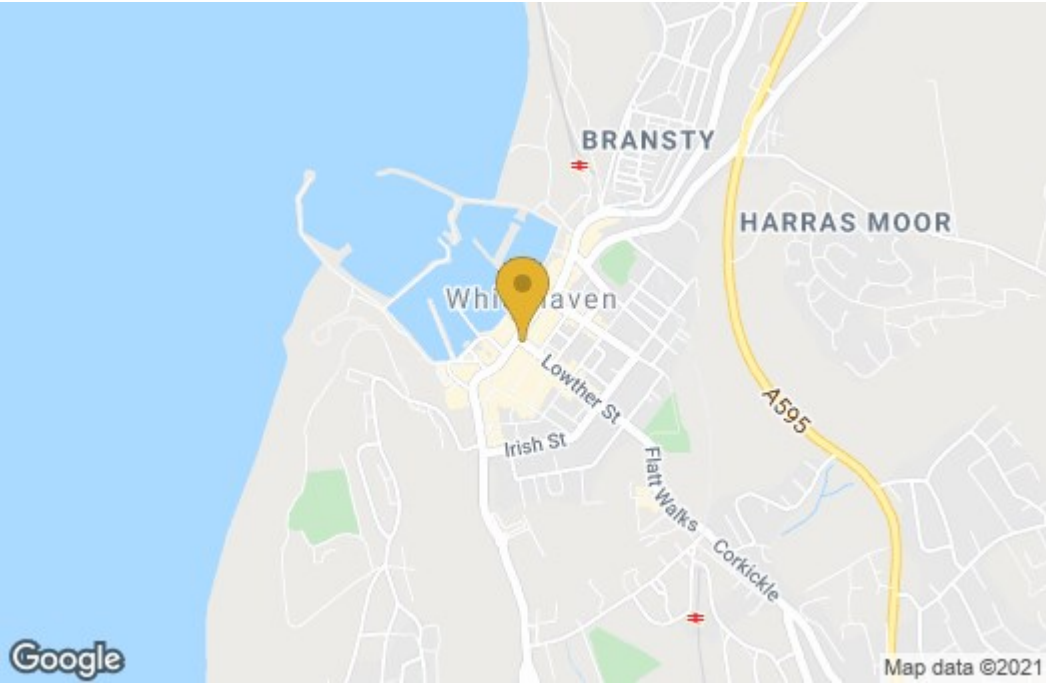
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

### **COVID-19 VIEWING GUIDELINES**

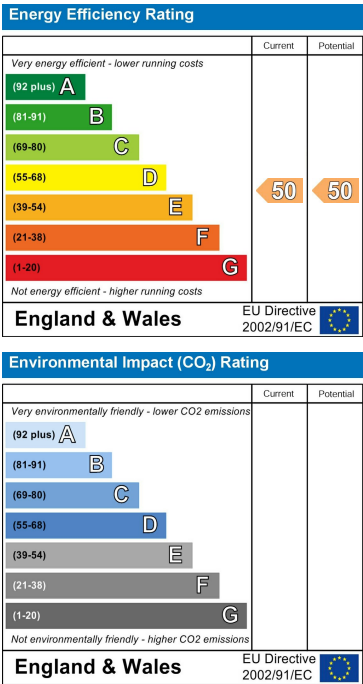
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.