



APARTMENT 3, LINGMELL COURTYARD, GOSFORTH ROAD, SEASCALE, CA20 1HQ
RENT £495.00 PER MONTH

A spacious self contained, three bedroom, converted apartment forming part of this majestic property known as Lingmell Courtyard. As you might expect from a characterful, period property the rooms are generous and the layout charmingly quirky and thanks to the way this apartment has been sympathetically renovated it would work equally well as a bolt hole or longer term rented home. Accommodation comprises of three bedrooms, one with en-suite cloak room, fitted kitchen, bathroom and a large living room with bay window overlooking the wonderful shared gardens. The property benefits from considerable off road parking and is close to local major employers at the Sellafeld site, within walking distance of local schools and amenities and relatively short commute distance from Egremont and Whitehaven. Can also be let on a furnished basis, subject to an agreed increase in rent.

DEPOSIT from £495.00

RESTRICTIONS: - No Pets. No Smokers. No DSS.

Tenancy Application Fees apply & start from £95. Please contact your local branch for a full breakdown

First Floor

Entrance Hall

Accessed from the main courtyard by ascending the wrought iron staircase located to the left of the former main entrance. With wood effect flooring access to Bedroom 3 and steps up to rest of apartment accommodation.

Bedroom 3

10' 10" x 9' 9" (3.30m x 2.97m)

With stunning period arch, stained glass window to front overlooking courtyard, radiator, built-in cupboard housing utility meters.

Kitchen

9' 1" x 8' 7" (2.77m x 2.62m)

Fitted with a range of base and eye level units with stone worktop incorporating stainless steel sink, space for washing machine, integrated electric oven, with ceramic hob over and chimney extractor above, wall tiling, space for fridge freezer, radiator and high gloss tiled floor.

Inner Hall

Accessed from entrance hall, with thermostat control, wood effect flooring and doors to rooms.

Living Room

18' 7" excludes bay x 17' 6" max (5.66m x 5.33m)

A very large living space with period style bay window overlooking shared gardens, radiators, TV and phone points, wood effect flooring, door leading out to fire escape which leads down to gardens.

Bedroom 2

9' 8" x 8' 5" (2.95m x 2.57m)

Window to front, radiator and built-in cupboard with hanging rail.

Bedroom 1

14' 3" excluding bay x 14' 3" max, 12' 9" min (4.34m x 4.34m)

With window bay to rear, radiators, access to en-suite.

En-suite Cloakroom

Fitted with low level WC and a wash hand basin, radiator, window to rear, down lighting. The electric central heating boiler is also located here.

Bathroom

Fitted with bathroom suite comprising of panelled bath with shower attachment over, low level WC, pedestal wash hand basin with mixer tap, tiled walls, extractor, radiator, a wall mounted heater and vinyl flooring.

Externally

Gardens

Lingmell Court benefits from a large shared garden to the rear that all Lingmell Court residents have access to. The gardens are maintained on behalf of the residents and are mainly lawn areas with mature trees and shrubbery.

Parking

All Lingmell Court residents benefit from off road parking to the front of the building. Please note that spaces are not allocated.

Directions

The property is located just off Gosforth Road in Seascale, turning left immediately after the access for Seascale Park and just before entering the more populated area of the village.

Heading out of Whitehaven follow the A595 towards Barrow, passing through Bigrigg, bypassing Egremont, passing Thornhill, through Calder Bridge. Just after the fork left turn for Gosforth, turn right towards Seascale onto Gosforth Road. Continue forward until you begin to enter the Village. Lingmell Courtyard is located down a short private lane just off Gosforth Road in Seascale, turning left and immediately right after the access for Seascale Park and into the Courtyard area.

Apartment 3 is located on the first floor towards the centre of the main house and is accessed via the clearly visible, wrought iron staircase.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

Tel: 01946 590412

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Council Tax Band: A



Environmental Impact (CO₂) Rating

Rating Category	Current (2002/01)	Potential (2009/10)
Very environmentally friendly - lower CO ₂ emissions (92 to 100)		
(81 to 91)		
(69 to 80)		
(55 to 68)		
(39 to 54)	50	50
(21 to 38)		
(1 to 20)		

Not environmentally friendly - higher CO₂ emissions

Energy Efficiency Rating

Rating Category	Current (2002/01)	Potential (2009/10)
Very energy efficient - lower running costs (92 to 100)		
(81 to 91)		
(69 to 80)		
(55 to 68)		
(39 to 54)		
(21 to 38)		
(1 to 20)		

Not energy efficient - higher running costs

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

