



**APARTMENT 4, LINGMELL COURTYARD, GOSFORTH ROAD, SEASCALE, CA20 1HQ**  
**RENT £450.00 PER MONTH**

A generously proportioned two bedroom, two bathroom apartment forming part of this majestic property known as Lingmell Courtyard. As you might expect from a characterful period property, the rooms are larger than the norm and the sympathetic renovation gives this charming apartment a modern twist. Accommodation comprises of two bedrooms, one with ensuite shower room, a fitted kitchen/diner, a further shower room and a spacious living room that overlooks the wonderful shared gardens. The property benefits from considerable off parking and is close to major employers at the Sellafield site. It is also within walking distance of local schools and amenities and a 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 £450.00**

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

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

Ground Floor

Access

Accessed via a locked, communal door that provides access to apartments 4,5 & 6. Take the stairs up to the first floor landing where the private access for apartment 4 is located on your left, opposite the first floor landing window.

First Floor

Entrance Hall

A private solid wood, part glazed front door leads into the entrance hall with radiator, some useful under stairs storage, cloak cupboard, thermostat, main door intercom handset, laminate flooring and doors to rooms.

Living Room

14' 10" x 12' 11" (4.52m x 3.94m)  
Traditional Edwardian style windows to rear, similar style door leads out to balcony which overlooks the wonderful shared gardens, radiators, wood effect flooring, two doors to bedroom 2.

Kitchen

11' 3" x 8' 11" (3.43m x 2.72m)  
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 electric hob over and chimney extractor above, part tiled walls, space for fridge freezer, space for table and chairs, gloss tile flooring, down lighting, Edwardian style windows to front and a radiator.

Bedroom 2

14' 10" x 7' 10" (4.52m x 2.39m)  
Period windows to rear, radiator and a wall mounted electric heater.

Bedroom 1

17' 11" x 9' 3" (5.46m x 2.82m)  
Double glazed window to front, radiators, door to en-suite.

En-suite

Fitted with suite comprising of corner shower cubicle with thermostatic shower, low level WC, pedestal wash hand basin with mixer taps, radiator, wall tiling, extractor fan, down lighting and a wall mounted mirror.

Shower Room

Fitted with suite comprising of corner shower cubicle with electric shower, low level WC, pedestal wash hand basin with mixer tap, wall mounted chrome effect ladder radiator, wall tiling, extractor fan, down lighting, wall mounted electric 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 by the landlord 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 4 is located to the right of the main house, sharing an access with apartments 5 & 6. The apartment number is visible on the main access door.

To arrange a viewing or to contact the branch, please use the following:  
Branch Address:  
58 Lowther Street  
Whitehaven  
CA28 7DP  
Tel: 01946 590412  
whitehaven@lillingtons-estates.co.uk

Council Tax Band: A



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