



## Ladies Walk Brewery, , Workington, CA14 3EA

- Three bed flat
- Top floor of development
- Living room
- Bathroom
- Stylish Interior
- Furnished
- Serviced by a lift
- Dining Room
- Seperate WC
- Deposit £1,032, EPC Rating C, Council tax band B

**Guide Price £85,000**



# Ladies Walk Brewery, , Workington, CA14 3EA

## DESCRIPTION

**\*\*This property is for sale by the Modern Method of Auction\*\***

A generously sized apartment located on the top floor of an historic Grade II listed building that was a former brewery. Positioned centrally in Workington, this flat boasts spacious accommodation, with three double bedrooms, a living room with ample space for dining, a kitchen, a bathroom, and a separate WC. All to be found on the fourth floor of the development, and with a lift for access.

The interior is stylishly designed and furnished, with many of the fixtures and accessories being included in the sale. There is flexibility for the third bedroom to be used in different ways, to include an office, occasional extra sleeping accommodation, or perhaps a playroom for those with children.

The flat is double glazed and gas centrally heated, has an allocated parking space, and storage for bikes in the secure bin storage area on the lower level. The town centre of Workington is a two-minute walk away, where you will find a range of shops, bars, and restaurants. Connection to the West Coast is easy using the local train station and the A595.

EPC C.


This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |  | Current                                                                                                     | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                                             |           |
| (92 plus) <b>A</b>                          |  |                                                                                                             |           |
| (81-91) <b>B</b>                            |  |                                                                                                             |           |
| (69-80) <b>C</b>                            |  |                                                                                                             |           |
| (55-68) <b>D</b>                            |  |                                                                                                             |           |
| (39-54) <b>E</b>                            |  |                                                                                                             |           |
| (21-38) <b>F</b>                            |  |                                                                                                             |           |
| (1-20) <b>G</b>                             |  |                                                                                                             |           |
| Not energy efficient - higher running costs |  |                                                                                                             |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

