



**5 Woodstock Lane, Whitehaven, CA28 7BH**

Guide Price **£149,950**

**PFK**

## 5 Woodstock Lane

### The Property:

Located on the highly regarded Woodstock Lane development, this first floor apartment enjoys a quiet position yet is just a short walk from Whitehaven town centre, Albion Square business centre, and a range of supermarkets and amenities. Ideally suited to first time buyers, professionals working locally, or those looking to downsize into town, the property combines convenience with a well planned and comfortable living space. The flat is presented for sale in excellent order throughout. Entering via a secure communal entrance with an intercom system, the property opens into a spacious hallway leading to a welcoming lounge. Patio doors from the lounge open onto a Juliette balcony, filling the room with natural light. A stylish kitchen offers both modern practicality and visual appeal, while two double bedrooms benefit from fitted storage, providing ample space for everyday living. A contemporary bathroom features a four piece suite and completes the accommodation.

Externally, the development offers well maintained communal gardens, as well as the practical benefit of one allocated parking space. The flat's layout, finish, and location make it an ideal choice for buyers seeking a comfortable and convenient home close to the town centre.



## 5 Woodstock Lane

### Location & Directions:

Situated on the edge of Whitehaven town centre, this flat offers the perfect balance of convenience and calm. Residents benefit from immediate access to town centre amenities, supermarkets, cafes, and the Albion Square business hub, making it ideal for working professionals. Despite its central location, the property enjoys a quiet setting within a well regarded development. Excellent transport links connect the town to surrounding areas, while the wider Cumbrian coast and countryside are also within easy reach, providing both lifestyle and practicality.

### Directions

The property can be located on Woodstock Lane using either CA28 7BH or [W3W///doors.caked.cracks](https://www.doors.caked.cracks.com/W3W///doors.caked.cracks)

- **First floor apartment on edge of Whitehaven town centre**
- **2 double bedrooms with fitted storage**
- **Communal gardens & one allocated parking space**
- **Council Tax: Band A**
- **Tenure: Leasehold**
- **EPC rating B**



## ACCOMMODATION

### Entrance Hallway

13' 5" x 6' 4" (4.09m x 1.94m)

Bright, welcoming hallway with coved ceiling, radiator and feature tile effect flooring. Doors to accommodation.

### Lounge

12' 1" x 16' 1" (3.68m x 4.91m)

Large reception room with coved ceiling, patio doors and Juliette balcony, radiator and electric fire.

### Kitchen

9' 1" x 11' 7" (2.77m x 3.54m)

Fitted with a range of matching wall and base units with contrasting worksurfacing, incorporating a ceramic sink and drainer unit. Electric oven and gas hob with extractor over, fridge/freezer, tiled splashback, downlights, space for a small dining table, tile effect flooring.

### Bedroom 1

12' 1" x 12' 5" (3.68m x 3.78m)

Large double bedroom with window, coved ceiling, range of fitted wardrobes including a large cupboard with mirror fronted sliding doors. Radiator.

### Bedroom 2

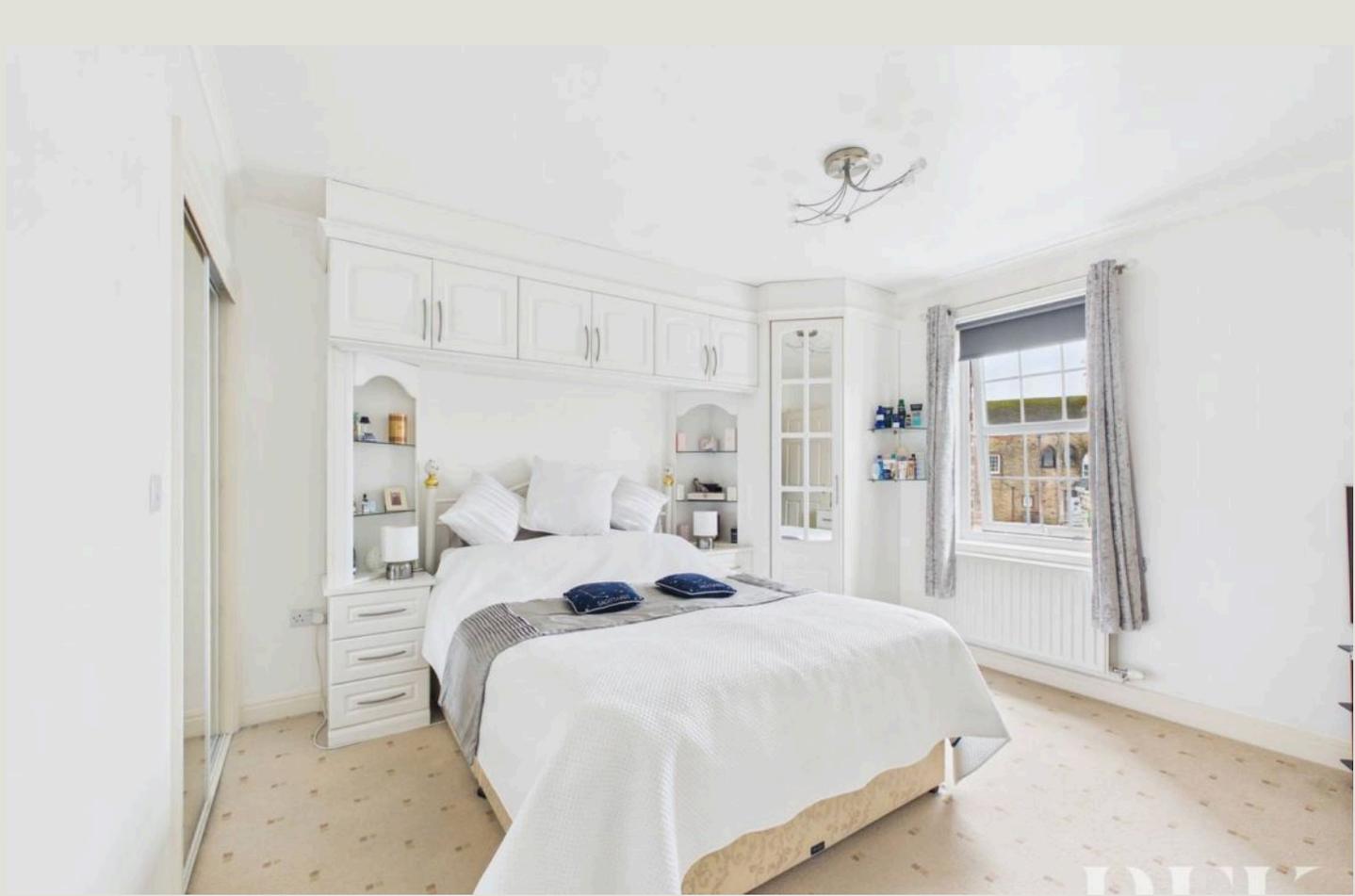
11' 4" x 9' 5" (3.46m x 2.87m)

Large double bedroom, currently utilised as a dining room, with fitted mirrored wardrobes to one wall, coved ceiling, window and radiator.

### Bathroom

11' 3" x 6' 4" (3.42m x 1.94m)

Fitted with four piece suite comprising close coupled WC, wash hand basin, panelled bath and PVC panelled shower cubicle with mains shower. Tiled walls, window and radiator.





## EXTERNALLY

### Garden

The property benefits from well maintained communal gardens.

### Allocated parking

1 Parking Space

There is one allocated parking space on the car park in front of the apartments.





Approximate total area<sup>(1)</sup>

743 ft<sup>2</sup>  
68.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**ADDITIONAL INFORMATION**

**Services**

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

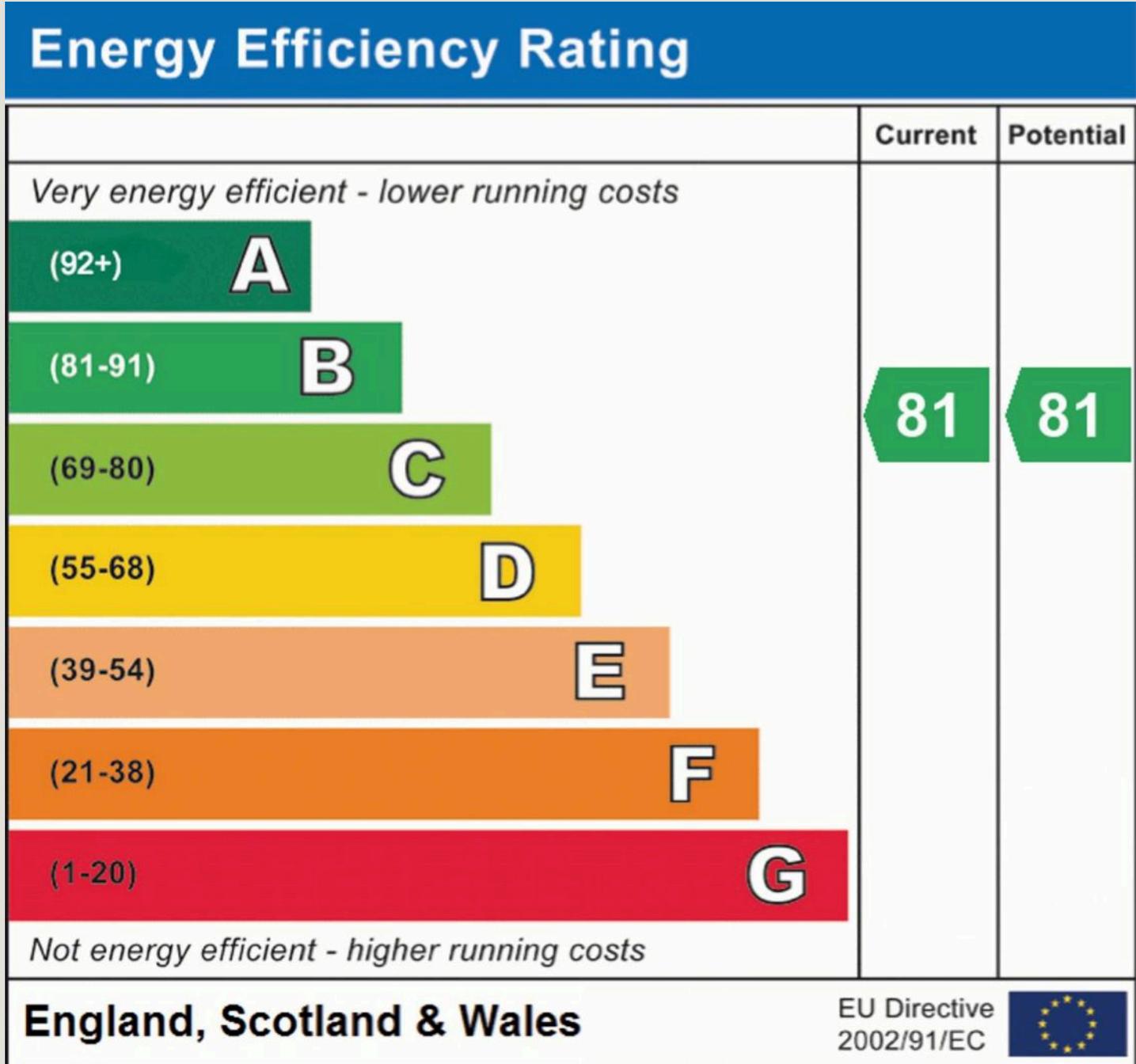
**Leasehold Details**

The lease was granted on 9th February 2007 for a period of 999 years. The current service charge is approximately £1,350 per annum. This includes the ground rent.

**Referral Fee Disclosure**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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