

Christopher Whelan

Sedbergh Post Office Flat, 24-26 Main Street, Sedbergh LA10 5AA



£335,000

A deceptively large apartment with five bedrooms situated above the Post Office in the heart of Sedbergh.

Large open plan kitchen/diner/lounge, utility room, three bedrooms and two bathrooms on first floor, sitting room, two bedrooms and shower room on second floor.

Courtyard garden to rear and parking.

The Post Office Business and premises are also available



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For those seeking a home and business this apartment is available with the Post Office business which has a substantial salary. The price of £140,000 + SAV is for the PO business, the Post Office premises plus the sorting office are leasehold at an annual rent of £12,500 pa excl.

Accommodation (All measurements are approximate)

Open plan kitchen, lounge, and dining area

An impressively large room with max dimensions 8.79m x 9.65m (28ft 10ins x 31ft 8ins) producing a total of approx 68 m² (736 sq ft) all with solid oak flooring. Stone mullioned windows and stone fireplace add character accentuated by the clever use of lighting.

Kitchen Area

Range cooker, ceramic sink, dishwasher, fridge freezer and microwave. Tile splash. Solid oak and granite worktop. Spots and down lighters.



Lounge/Dining Area

Stone fireplace. Oak floor with inset power points. Down lighters. Up lighters. Radiators. Stone mullion windows.



Utility

Plumbed for washing machine. Radiator. Door to bathroom.

Bathroom **2.67m x 2.62m (8ft 9ins x 8ft 7ins)**

Pedestal basin, WC and bath, tile splash.

Pressure cylinder. Radiator.

Main bath 2 **2.26m x 2.51m (7ft 5ins x 8ft 3ins)**

Inset bath with Jacuzzi. Basin in unit. WC. Tiled walls and floor. Chrome heated towel rail. Spotlights.



