



# GRISDALES

PROPERTY SERVICES



## 115 Wordsworth Court Sullart Street, Cockermouth, CA13 0EB

**£131,995**

It's not often a one bedroomed apartment comes for sale in this exclusive and highly desirable development so grab it now while the chance is there! Located to the rear of the development with a delightful outlook over the pretty courtyard it occupies a quiet location away from the road and is easily accessible internally by either a lift, stairs or a stairlift. For the over 55's this offers a perfect opportunity to live in a safe and secure environment within a self-contained purpose built flat but with the advantage of having the use of communal rooms and gardens – perfect if you wish to socialise. Within close proximity to the town centre and in easy reach of Sainsburys you will be hard pushed to find something comparable and affordable in Cockermouth.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Electric heating;  
Double glazing.

## WORDSWORTH COURT

The property is leasehold. The lease is 150 years and there is a monthly service charge which covers the personal care, communal building maintenance and the water rates for the flats.

£221.10 per month service charge

There is an additional annual "sinking fund" charge of 1% of the purchase price which is paid quarterly.

All prospective purchasers must go through a vetting process from Anchor Housing and the Estate Manager at Wordsworth Court

## COMMUNAL ENTRANCE

The property is accessed via a communal entrance hallway and staircase/lift, and that leads into 115 Wordsworth Court.

## ENTRANCE

A hardwood door giving access to:

## INNER HALL

With telephone point, coat hooks and cupboard with shelf and hanging space, intercom system and on-call alarm.

## LOUNGE/DINING ROOM

16'6" x 11'8" (5.03 x 3.56)



With large windows overlooking the courtyard, television point, coving and archway into:

## KITCHEN

7'9" x 5'10" (2.38 x 1.79 )



Fitted with a range of base and wall units in white with grey laminate worktop over and white ceramic tile splash-back and includes 1.5 bowl white sink unit with chrome mixer taps, space for an electric oven, wall mounted extractor fan, space for fridge and plumbing for washing machine; wood effect vinyl flooring and extractor fan.

## BEDROOM

11'7" x 9'2" (3.54 x 2.81)



Double bedroom with window overlooking the courtyard and built-in wardrobes with sliding fronts and with hanging space and shelving internally.

## SHOWER ROOM

8'10" x 5'8" (2.71 x 1.73)



With wash basin set into vanity unit with double cupboards below and wall mounted mirror over with shaver point and light, step in shower with wall mounted Bristan shower and attachments and plastic door and screen and low level WC. Fitted around sanitary fittings with cream ceramic tile splash-back, extractor fan and cupboard with shelving and cylinder tank.

## COMMUNAL AREAS

There are communal grounds and rooms within the property for use by residents.

## DIRECTIONS

From the Cockermouth Grisdales office travel west towards Wordsworth House. At the mini-roundabout take the first exit left onto Sullart Street and Wordsworth Court is on the right hand side opposite Christ Church. The car park can be accessed behind the building.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band B.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

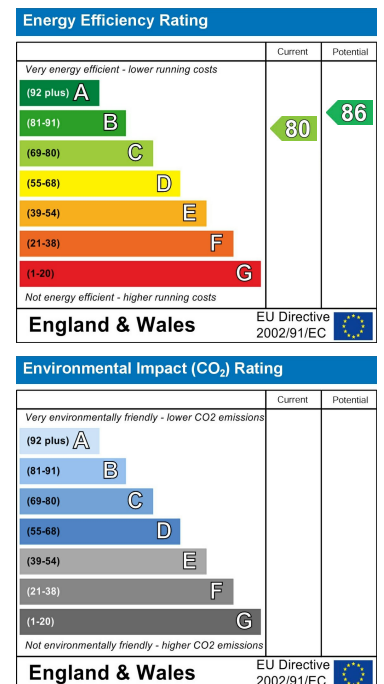
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.