



GRISDALES

PROPERTY SERVICES



Flat 1, 12a Market Place, Cockermouth, CA13 9NQ

£86,995

JUST TAKE A LOOK AT THIS FABULOUS PIED A TERRE SITUATED LITERALLY IN THE VERY CENTRE OF COCKERMOUTH...REFURBISHED BY THE PRESENT OWNER AND SOLD RELUCTANTLY FOR A JOB RELOCATION, THIS IS PERFECT FOR A SINGLE PERSON, OR COUPLE WHO GET ON REALLY WELL !!

Located on the second floor behind the Market Square of Cockermouth and with absolutely everything at your fingertips, including shops, bars and restaurants, it includes a spacious, light and airy open plan kitchen / living / dining room, generous double bedroom and contemporary shower room...PERFECT !

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Electric heating;
Double glazing;
It is a second floor apartment;
The property is leasehold.
There is a spiral staircase leading up to the apartment

KITCHEN/LIVING/DINING ROOM

LIVING AREA



With windows to front and side aspect, cupboard with cloaks area, wood effect laminate flooring, wall mounted electric fire, integrated ceiling lighting.

KITCHEN AREA



With a combination of grey high gloss base and wall units with black handles, grey worktop, breakfast bar, integrated oven with separate 4-ring electric hob, plumbing for washing machine, same flooring as living area, composite sink and drainer, door to the bedroom.

BEDROOM



Double bedroom with vaulted ceiling and Velux window, wood effect flooring, access to loft, electric wall heater.

SHOWER ROOM



Comprising shower cubicle with Triton electric shower, pedestal wash hand basin, low level WC, electric wall heater, floor tiling, extractor fan.

EXTERNAL



There is a shared use at the bottom of the property for bin storage.

DIRECTIONS

From the Main Street, proceed into the Market Place and the property can be found just past the Castle Bar, down the small alley and bear left and up the spiral staircase.

COUNCIL TAX

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

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 Grisdals, 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. Grisdals 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 BUREAU

Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

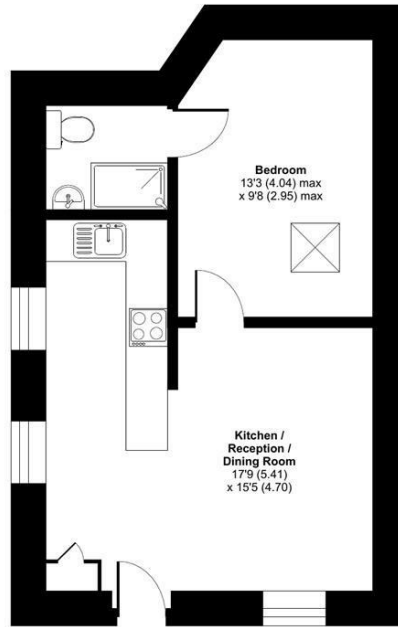
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

Floor Plan

Market Place, Cockermouth, CA13

Approximate Area = 391 sq ft / 36.3 sq m

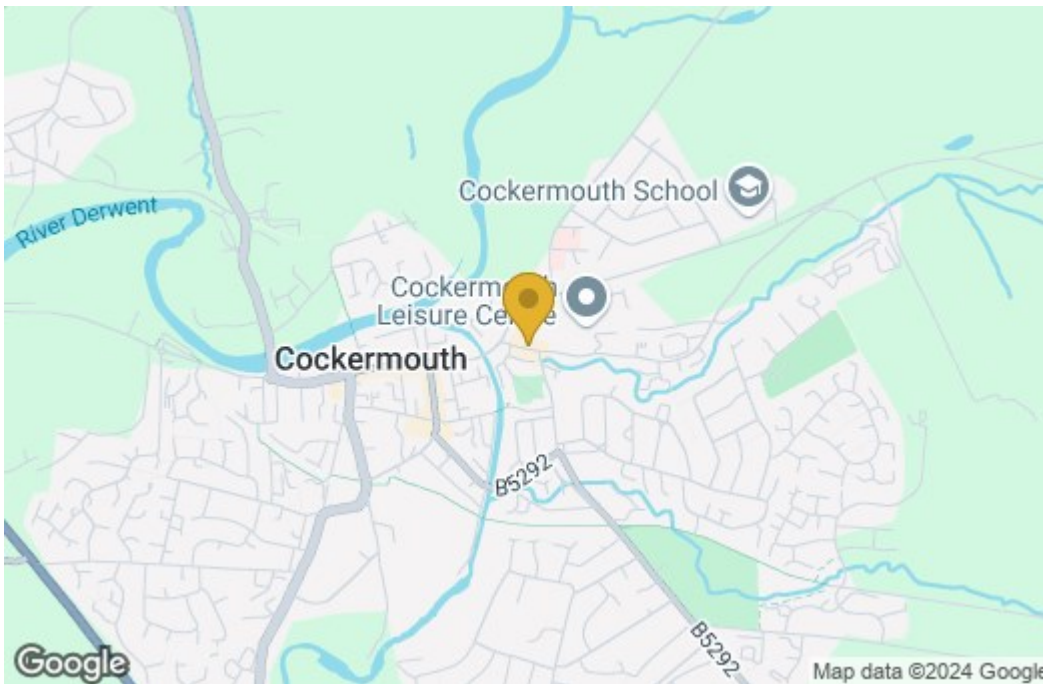
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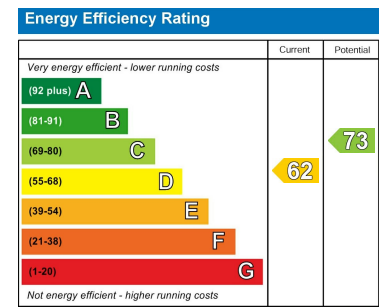
SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Gridsales. REF: 1023042.

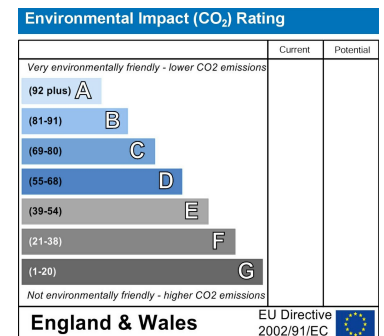
Area Map



Energy Efficiency Graph



England & Wales EU Directive 2002/91/EC



England & Wales EU Directive 2002/91/EC

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.