



GRISDALES

PROPERTY SERVICES



14 Horsman Court, Cockermouth, CA13 0HQ

£115,000

THIS LOVELY FIRST FLOOR APARTMENT HAS AN ENVIABLE CORNER POSITION AND BEAUTIFUL VIEWS ACROSS TO THE MEMORIAL GARDENS AND RIVER DERWENT...LITERALLY ON THE DOORSTEP OF ALL THE SHOPS AND AMENITIES OF COCKERMOUTH... WITH VERY WELL PRESENTED ACCOMMODATION AND A NICE LONG LEASE IT MAKES A FABULOUS HOME AND IS ALSO A BRILLIANT INVESTMENT BUY...

The living and bedroom spaces have been extremely well looked after by our vendors, and include well maintained communal areas, a generous and light living room with wall mounted fire, a well fitted kitchen with integrated appliances, two double bedrooms and a modern fresh and bright fully tiled bathroom...

Benefitting from handy communal drying areas and private allocated parking this is a great one, DON'T MISS IT !!!

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 night storage heating;
uPVC double glazing;
The lease remaining is 264 years.

COMMUNAL ENTRANCE

Communal entrance hall accessed via hardwood front entrance door, communal staircase to first floor and number 14.

ENTRANCE VESTIBULE

With consumer unit, door into hall.

HALL

With electric night storage heater and cupboard with tank and heating controls.

LIVING ROOM

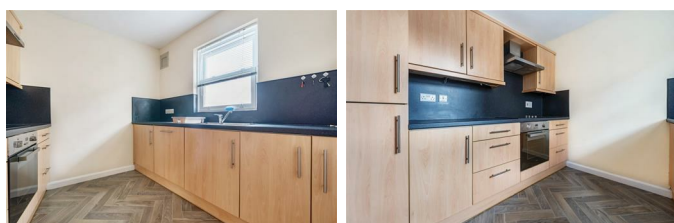
17'3" x 11'5" (5.26 x 3.48)



Front aspect with river views, a spacious room with wall mounted Dimplex electric log effect fire with black surround and two electric night storage heaters, coving to ceiling, doorway to kitchen.

KITCHEN

8'11" x 8'7" (2.74 x 2.62)



With window to front aspect, river views, comprising light wood effect base and wall units with chrome handles, black complementary worktop and splash-back, integrated electric oven and separate 4-ring electric hob, stainless steel extractor chimney, integrated dishwasher, concealed washing machine, integrated fridge and integrated freezer, 1.5 stainless steel sink and drainer, Dimplex electric wall mounted heater, wood effect flooring.

BEDROOM ONE

11'0" x 9'5" (3.37 x 2.89)



River views, double bedroom, electric night storage heater, coving to ceiling.

BEDROOM TWO

13'6" x 8'5" (4.13 x 2.58)



River views, double bedroom, electric night storage heater, coving to ceiling.

BATHROOM

8'5" x 6'11" (2.57 x 2.11)



Fully tiled and comprising a P-shaped bath with electric Mira shower over and glass shower screen, pedestal wash hand basin, low level WC, monochrome tiling to floor, Dimplex electric wall mounted heater, shaver point.

EXTERNAL



There is a communal drying area and private allocated parking area.

DIRECTIONS

From the Main Street proceed in a westerly direction passing The Trout Hotel and at the mini roundabout turn left into Horsman Street where Horsman Court can be found on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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 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

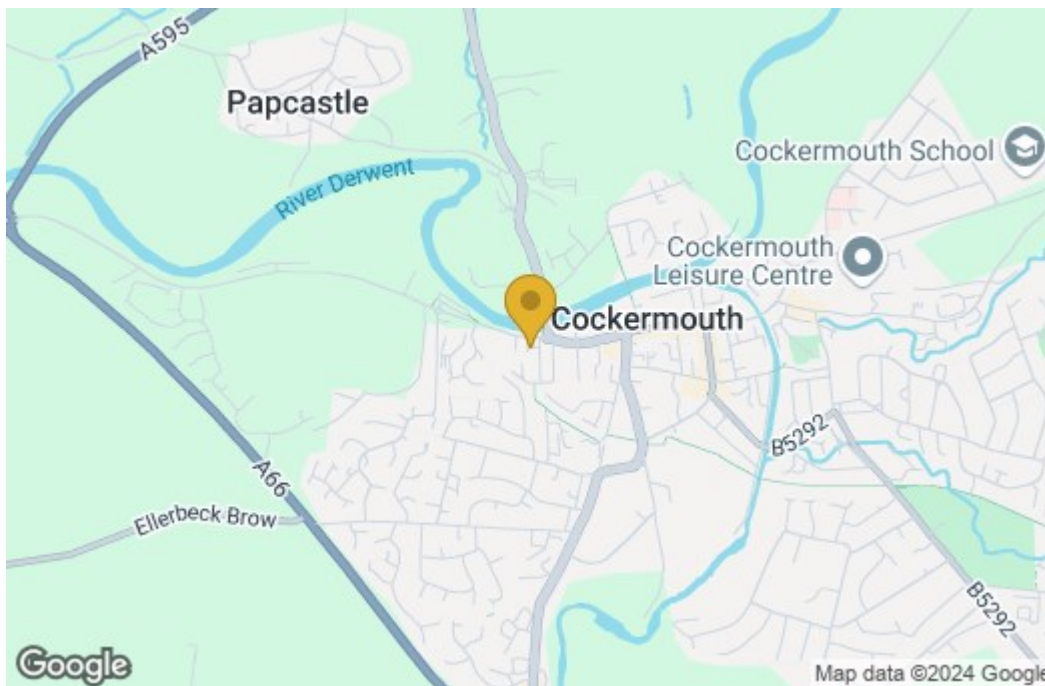
Grisdales are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

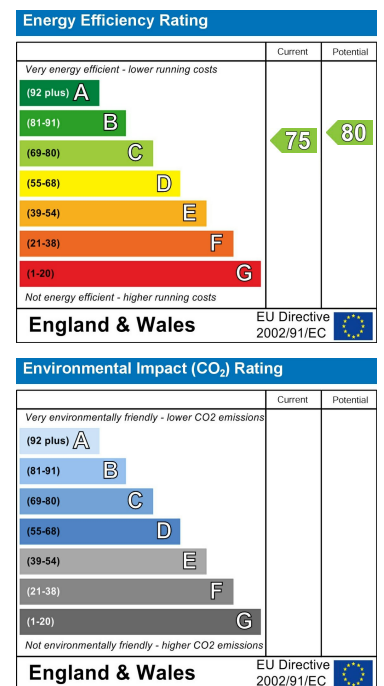
Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

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.