



# GRISDALES

PROPERTY SERVICES



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

**£149,500**

THIS IS PERFECT! WE LOVE THE FINISH OF THIS BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN DESIRABLE WORDSWORTH COURT.... HIGH QUALITY FITTINGS TO THE KITCHEN AND BATHROOM PLUS COMFORTABLE AND SPACIOUS LIVING / DINING ROOM AND TWO TASTEFUL BEDROOMS...LOTS OF STORAGE, PRIVATE PARKING AND PRETTY COMMUNAL GARDEN AREA...

Added to which the Energy Rating is Band B making the property exceptionally efficient and economical to run.

Come and view this lovely over 55's first floor apartment in the popular Wordsworth Court, seconds from the town centre, It has beautifully maintained communal areas with lifts to the upper floors, and this particular apartment has been well looked after by its present owner to offer practical accommodation including entrance hall, a light and tasteful living / dining room, a good kitchen, two bedrooms, one with fitted wardrobes, and a super shower room. There is private parking externally, and attractive landscaped seating areas.

Wordsworth Court has an on site warden, and communal social areas.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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 glazed sash effect windows  
EPC - Band B - so very efficient and economical to maintain and heat.

## WORDSWORTH COURT

The property is leasehold. The lease is 150 years from 1989 and there is a monthly service charge which covers the personal care, communal building maintenance and the water rates for the flats.

£243.35 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

## ENTRANCE

The property is accessed from the communal hallway into:

## INNER HALL

With part wood effect vinyl floor covering and part carpet, wall mounted intercom system, coving, two cupboards both with shelving.

## LOUNGE/DINER

16'7" x 16'4" maximum (5.08 x 5.00 maximum)



With ample space for relaxing and eating. Electric Dimplex heater on cream hearth with matching surround, coving, television point, two large windows overlooking the courtyard. Archway leading into:

## KITCHEN

8'10" x 5'11" (2.70 x 1.81)



Fitted with a range of base and wall units in white with chunky chrome handles and grey laminate worktop over with white ceramic tiled splashback and additional wall mounted shelving. Includes space for fridge/freezer, space for electric

cooker and plumbing for washing machine, stainless steel sink, extractor fan and spotlighting, wood effect vinyl floor covering and under-counter lighting.

## BEDROOM ONE

16'4" x 9'2" (4.98 x 2.80)



Lovely spacious double bedroom with an aspect towards the courtyard and with a good range of fitted wardrobes in white with matching bedside units.

## BEDROOM TWO

10'9" x 8'3" (3.29 x 2.54)



Single room with an outlook to the courtyard, including cupboard with hanging space and shelving.

## BATHROOM

6'9" x 6'7" (2.08 x 2.02)



Fitted with wash basin within vanity unit, shower with clear screen and wall mounted electric shower and attachments and low level WC. Fitted around sanitary fittings with cream ceramic tiles, wood effect vinyl floor covering and additional wall mounted cupboard and bathroom accessories.

## DIRECTIONS



Proceed along Main Street in a westerly direction from the Grisdales office and turn left onto Sullart Street. Wordsworth Court can be found on the right hand side a little way up here.

## COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band C.

## 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.

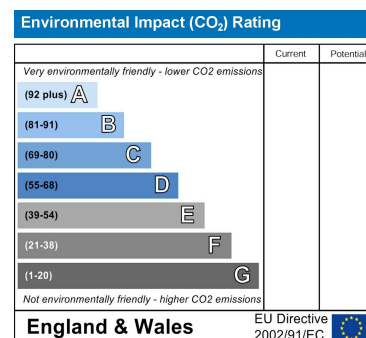
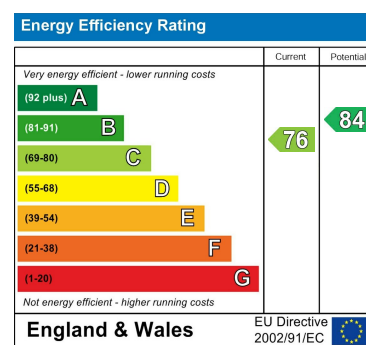
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.