



GRISDALES

PROPERTY SERVICES



1 Edward Lynton Court, Cockermouth, CA13 9QY

£125,000

This lovely ground floor apartment is located in a very quiet location literally seconds away from Cockermouth town centre. Ideal for older people but also perfect for a younger couple looking to be close to the cafe culture Cockermouth does so well.

This spacious property boasts a comfortable living room, a fully integrated modern kitchen/dining room with great dining space, two double bedrooms, one with fitted furniture, and a modern shower room, making it a wonderful home for a couple or single person. AN IDEAL INVESTMENT BUY.

This flat also offers the convenience of private parking, ensuring that you never have to worry about finding a spot after a day's work or a long day out.

Whether you're looking to explore local shops, dine at charming cafes or restaurants, or simply take a leisurely stroll in the town, this property's location makes it an ideal choice for those seeking convenience and comfort.

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

Gas central heating via radiators

Double glazing

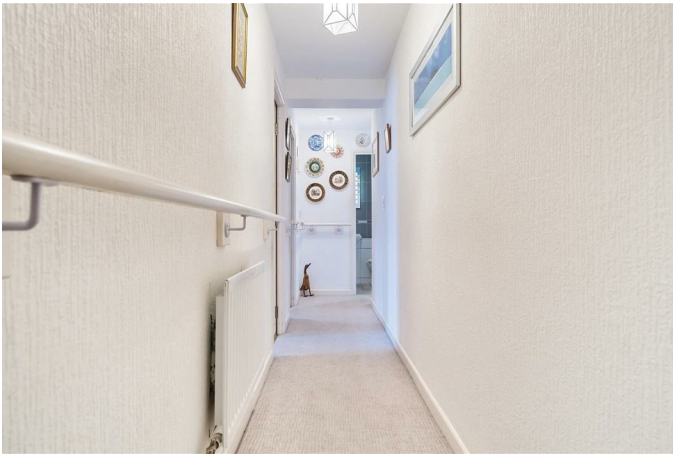
The property is leasehold and has 91 years remaining on its lease

COMMUNAL RECEPTION AREA



Staircase to upper floor. Storage cupboard for all occupants (ideal bike storage).

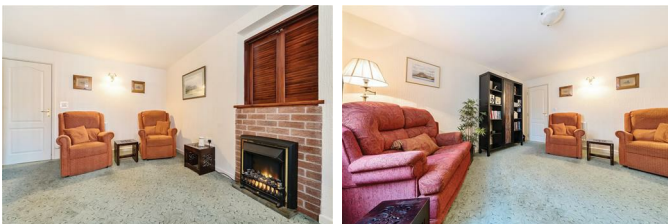
ENTRANCE HALL



Radiator. cloak cupboard with light.

LIVING ROOM

14'0" x 11'7" (4.27 x 3.54)



Window to front aspect. Radiator. Serving hatch to kitchen.

KITCHEN/DINING ROOM

17'2" x 11'6" (5.24 x 3.53)



Comprising light wood effect base and wall units with chrome handles, black work tops and tiled splashbacks. Integrated electric oven and separate electric induction hob. Space for integrated fridge/freezer. Integrated washing machine. Black composite 1 1/2 sink and drainer. Under unit lighting. Good dining area.

BEDROOM 1

13'11" x 11'5" (4.26 x 3.5)



Unusually spacious double bedroom. Window to front aspect. Radiator.

BEDROOM 2

8'10" x 7'10" (2.7 x 2.4)



Double bedroom with attractive fitted furniture

SHOWER ROOM

6'7" x 5'2" (2.03 x 1.58)

Comprising modern walk-in shower cubicle with electric shower, wash hand basin and WC, integrated into high gloss cupboard with chrome handles. Attractive tiled finishes and wood effect laminate flooring.

EXTERNAL



Allocated parking for each property. External re-rendering and fitting of UPVC double glazed windows and doors completed Autumn 2023

DIRECTIONS

From Main Street turn into Challoner Street and take the first turning on the left whereupon Edward Lynton Court can be found on the right hand side.

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 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

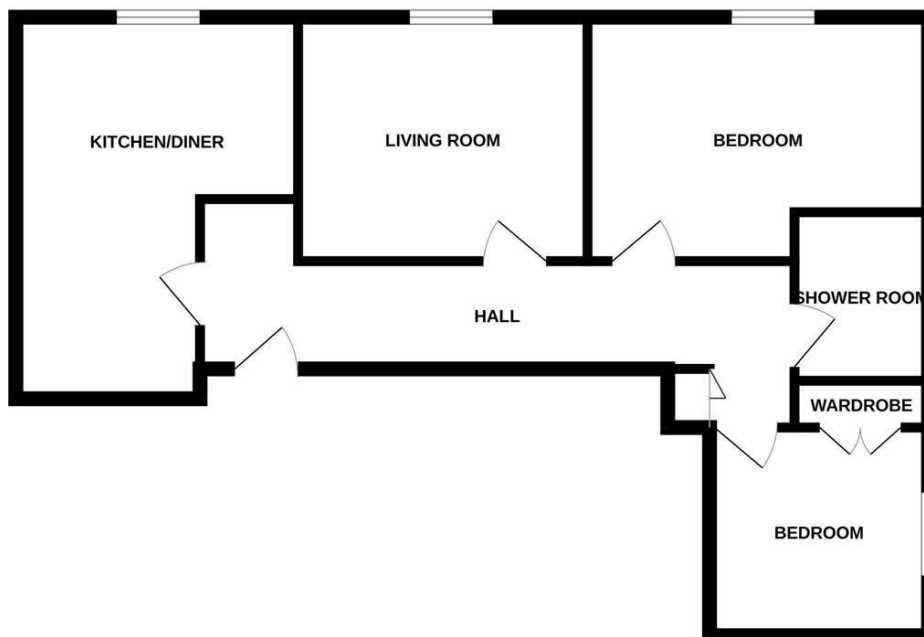
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

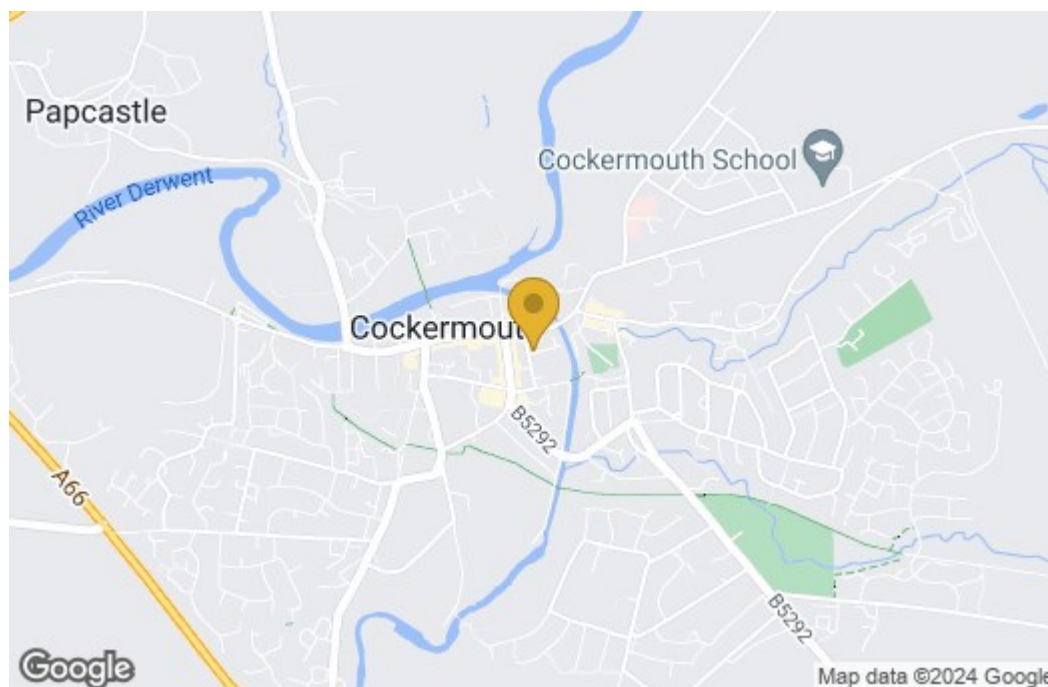
Floor Plan

GROUND FLOOR

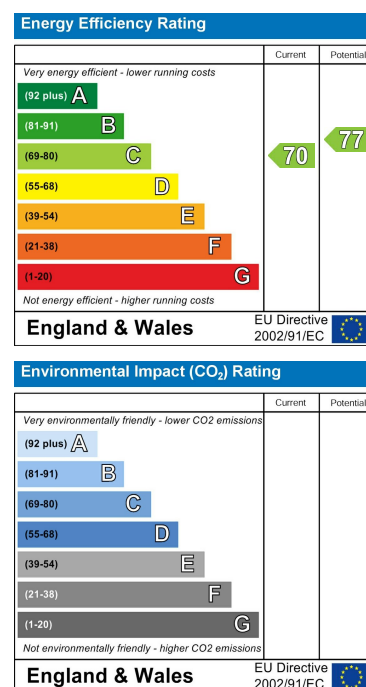


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.