GRISDALES
PROPERTY SERVICES

6, John Dalton House Apartments Challoner Street, Cockermouth, CA13 9QS

£129,950

This is a highly desirable and utterly gorgeous just-about-brand-new two bedroomed duplex apartment which was converted about 6 years ago and has been barely been used since!

Fitted and maintained to a first class specification, it offers some great space which is set out over two levels (first and second floors) and its location just off the town centre means there's immediate access to a great array of shops, eateries, leisure and sports facilities.

It's a perfect lock-up-and-leave property, or would make a superb home if you're looking for an easy life with little to do!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

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

THINGS YOU NEED TO KNOW

Electric radiators and a separate electric water heating tank, Double glazing.
The property was converted approximately 6 years ago to a high specification.
There are oak doors throughout with brushed chrome ironmongery.

ENTRANCE

The property is accessed via a smart and well maintained communal hallway area with stairs to the first floor and door leading into:

INNER HALL

9'8" x 8'3" (2.96 x 2.52)

With stairs to the first floor, understairs cupboard, slate effect tiled floor.

BEDROOM 1

12'9" x 8'6" (3.90 x 2.60)

With part frosted sash window to Challoner Street. Spacious double bedroom with cupboard housing cylinder tank.

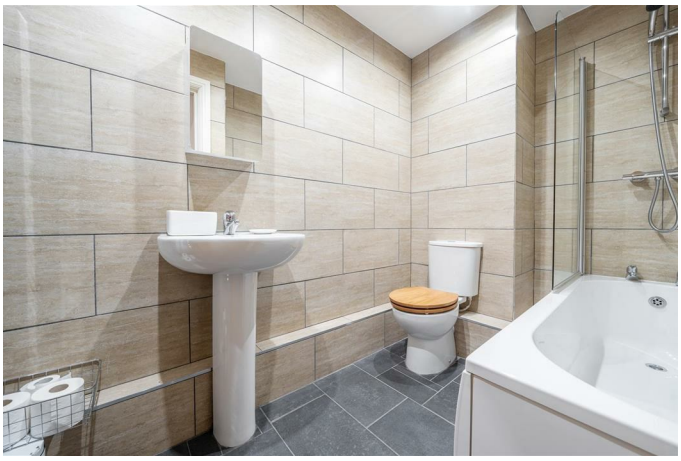
BEDROOM 2

11'3" x 7'3""minimum (3.43m x 2.21"minimum)

Double room with frosted sash window to Challoner Street.

BATHROOM

8'11" x 5'5" (2.74 x 1.67)



Fitted bath and clear screen including chrome shower and attachments. Low level WC, pedestal wash basin and chrome tap. Mirror fronted cupboard with shaver light above, chrome ladder style radiator, spotlighting and extractor fan. Continuation of hallway flooring in grey Ssate effect and fully tiled throughout with beige ceramic tiles.

SECOND FLOOR LANDING

With Velux roof light and door leading into:

KITCHEN, LOUNGE AND DINING

16'7" x 16'4" (5.08 x 5.0)

A fabulous, sociable space split into three areas. Fitted with wood effect vinyl floor and spotlighting.

LOUNGE/DINING ROOM

Wall mounted intercom system, television point and fabulous outlook over the rooftops to the Hay in the distance.

KITCHEN

11'6" x 7'6" (3.52 x 2.31)

Fitted with a comprehensive range of base and wall units in pale grey with chunky chrome handles and wood effect laminate work top over with matching upstand. Stainless steel sink with mixer tap, integrated electric oven with four ring hob, stainless steel extractor fan, plumbing for washing machine and integrated fridge freezer.

DIRECTIONS

From Main Street turn left onto Challoner Street and the property 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 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.

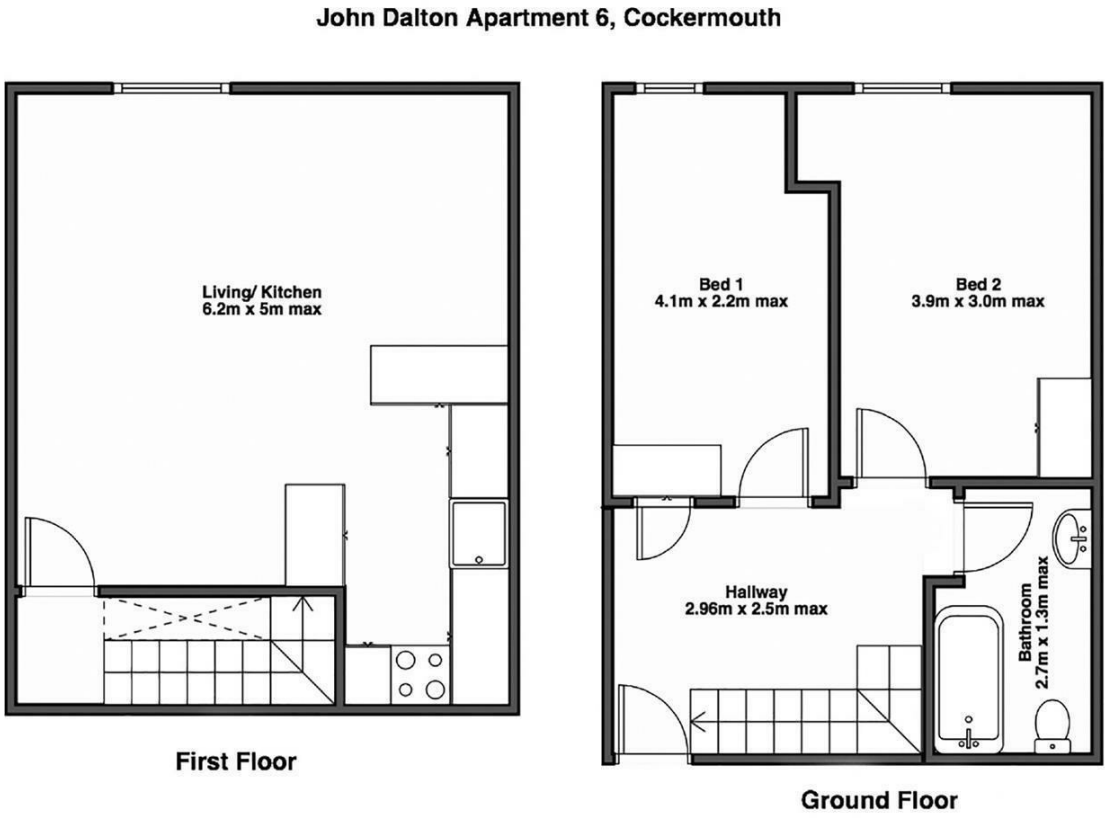
MORTGAGE ADVICE

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.

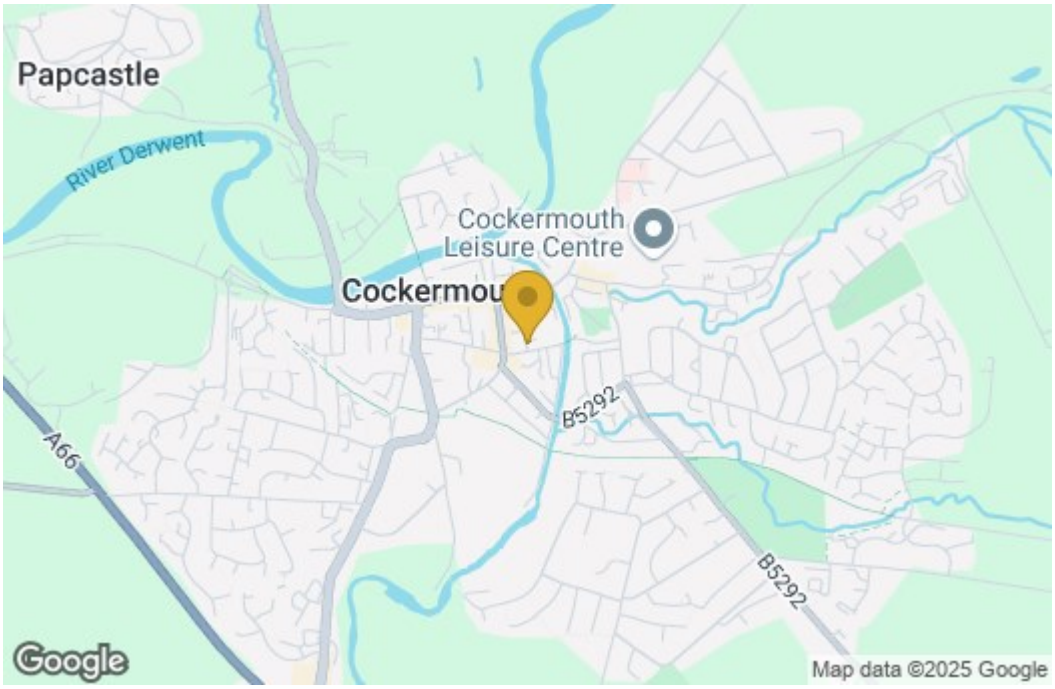
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

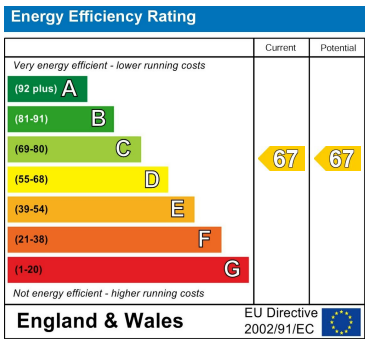
Floor Plan

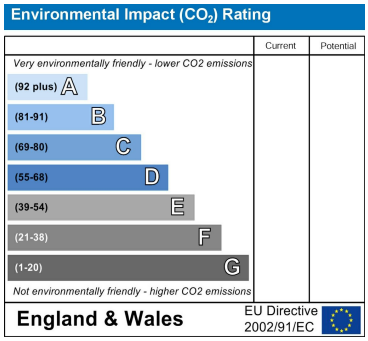


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.