



# GRISDALES

PROPERTY SERVICES



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

**£155,000**

WELL MAINTAINED, THIS IS A VERY PLEASANT TWO BEDROOMED APARTMENT LOCATED IN THE CENTRE of the development with an attractive view towards Christ Church.

It sits conveniently for the town centre and within level walking distance to Sainsburys and the park and river are a stones' throw away. There's use of the communal gardens, grounds and rooms which make this the perfect place for a single independent person needing the comfort and security of other people nearby, particularly the week day working Estate Manager.

Added to all this there's parking, a lift, new modern double glazed windows and it comes with an efficient energy rating too. What's not to love?!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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](mailto:cockermouth@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

Electric central heating

Double glazing

## WORDSWORTH COURT



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

£244 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 with the Estate Manager at Wordsworth Court

## ENTRANCE

The property is accessed via a hardwood door that leads into:

## INNER HALL



With inset doormat, emergency pull cord, wall mounted intercom system and cupboard with shelving and coat rack. Additional cupboard with cylinder tank and shelving. Door leads into:

## LOUNGE/DINING ROOM

22'9" x 10'9" (6.94 x 3.29)



With ample space for relaxing and eating. Electric fire with dark stained wood surround; coving; emergency pull cord. The room has a lovely view over towards Christ Church. Opens into:

## KITCHEN

7'9" x 5'10" (2.38 x 1.79)



Fitted with a range of base and wall units in white with laminate worktop over and ceramic splash back. Includes 1 1/2 bowl white plastic sink unit; plumbing for a washing machine; space for an electric cooker with wall mounted extractor fan above. Space for fridge/freezer.

## BEDROOM 1

13'10" x 9'3" (4.24 x 2.82)



Double bedroom with a range of built-in wardrobes. The room has a lovely view to Christ Church.

## BEDROOM 2

8'5" x 7'1" (2.57 x 2.16)



Single room with built-in wardrobe with sliding mirror fronted; coving; view over to Christ Church.

## BATHROOM

8'5" x 8'5" (2.58 x 2.58)



Fitted with pedestal wash basin with vanity cupboard below; chrome mixer tap; wall mounted mirror and shaver light. Shower unit with electric shower and clear screen. WC. Fitted around sanitary fittings with waterproof panelling.

## 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.

## EXTERNALLY



There is parking on a first come first served basis within the car park to the rear and use of the communal gardens.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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.

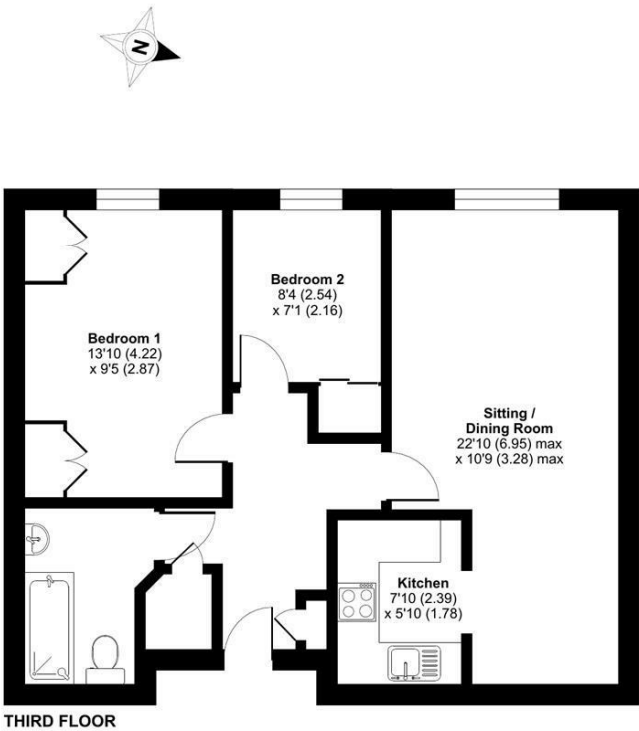
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

Wordsworth Court, Sullart Street, Cockermouth, CA13

Approximate Area = 628 sq ft / 58.3 sq m  
For identification only - Not to scale

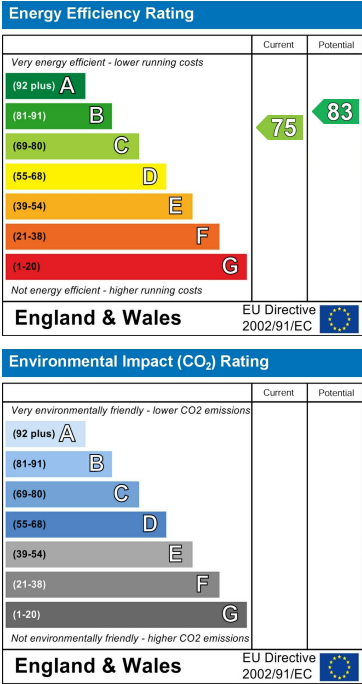


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickrecom 2025. Produced for Grisdale. REF: 1234567

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.