



# GRISDALES

PROPERTY SERVICES



**42 Low Road Close, Cockermouth, CA13 0GU**

**Offers Over £123,000**

You'll be on top of the world if you buy this fabulous second floor two bedroomeed apartment!

With a terrific outlook from most windows and bags of natural light this is a gem of an apartment located in a quiet development within level walking distance of nearby shops and the town centre. It offers a great opportunity to live in a safe environment and it also makes a perfect Buy to Let property giving a return of around 6% - from our experience these apartments always let well to professional people. Built about 22 years ago to a high spec, this is a sought-after development which is well managed and looked after by the leasehold company and offers a security intercom system, allocated parking and clean communal areas.

\*\*\* 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)

## OWNERS' COMMENTS

"Located in a good part of town, it's quiet and secure and has a lovely view."

## THINGS YOU NEED TO KNOW

Electric heating;  
Double glazing.

The management service charge is paid directly to Trinity Estates.

The ground rent is paid to Estate Management Ltd

## ENTRANCE

The property is accessed by a composite door into a communal hallway with stairs to the second floor and door leading into:

## INNER HALL

With wall mounted electric heater, burglar alarm control panel, telephone point, access into the loft and cupboard housing cylinder tank.

## LOUNGE/DINING ROOM

18'7" x 11'1" (5.67 x 3.39)



With double uPVC doors opening onto a Juliette balcony, television point, coving and double doors leading into:

## KITCHEN

10'4" x 8'2" (3.16 x 2.51)



Fitted with a range of base and wall units with chrome handles and charcoal grey laminate worktop over with cream ceramic tiled splash-back. Kitchen includes integrated fridge/freezer, Whirlpool electric oven with 4-ring electric hob over and stainless steel extractor fan, 1.5 bowl white sink unit, integrated washer/dryer, spotlighting and window to the side.

## BEDROOM ONE

12'10" x 9'7" (3.93 x 2.94)



Double bedroom with an aspect over Parklands Drive, telephone point and good range of built in wardrobes with hanging space and shelving.

**BEDROOM TWO**  
9'8" x 8'9" (2.95 x 2.68 )



Spacious single room to the rear with an aspect over Parklands Drive, television point and two sets of double wardrobes with hanging space and shelving.

**BATHROOM**  
6'3" x 5'7" (1.91 x 1.71)



White ladder style radiator, low level WC, white pedestal wash basin and bath with wall mounted chrome shower and attachments, clear Perspex screen, wall mounted bevelled edge mirror, shaver light and shelf and additional fittings and fan.

**OUTLOOK**



There is a pleasing outlook from the front, rear and kitchen windows.

**PARKING**

There is an allocated parking space for the flat along with additional visitor parking space in the development.

**DIRECTIONS**

From Main Street, proceed in a westerly direction passing The Trout Hotel. Continue over the roundabout with Aldi on your left hand side. Low Road Close can be found by the junction with Lloyds garage. Continue into the development and the property is situated at the end of the close on the right hand side.

**COUNCIL TAX**

We have been advised by Allerdale Borough 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.

**THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS**

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.

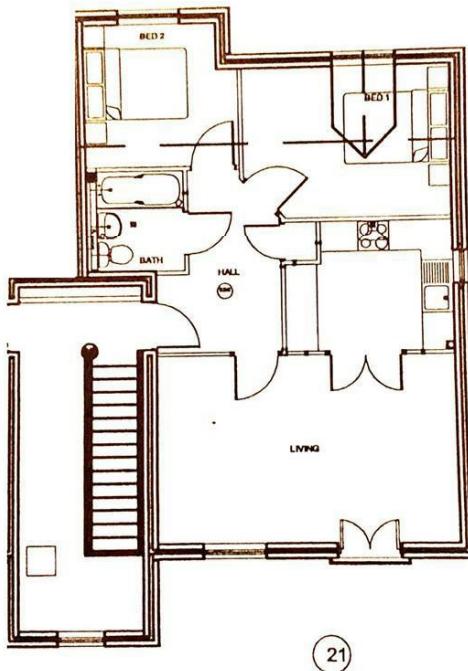
## **MORTGAGE ADVICE**

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.

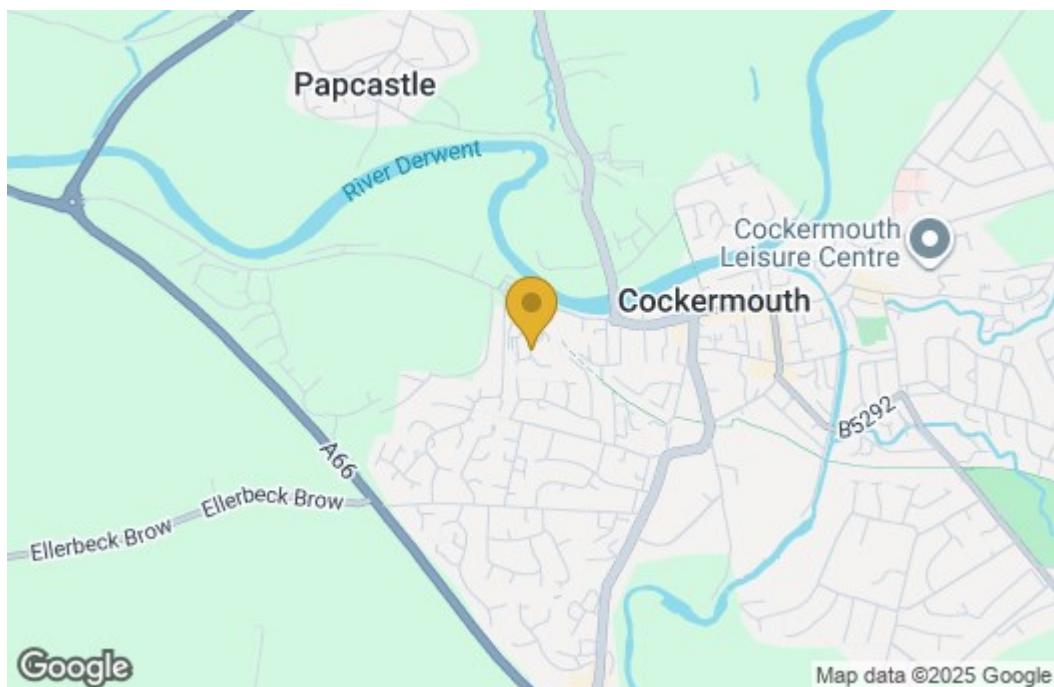
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

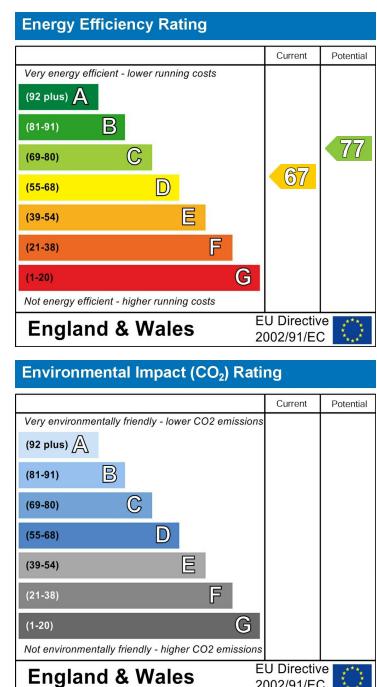
## Floor Plan



## 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.