



2 Graves Mill, Cockermouth, CA13 9NB

£129,500

There aren't many properties in Cockermouth that come with a courtyard garden and a view of the River Derwent and Memorial Gardens so now's your chance to grab this fabulous two bedroomed ground floor apartment!

Sitting within level walking distance of the town centre and so convenient for a great array of shops, eateries and social activities this super property is completely ready to move into and in recent times has been fitted with a modern kitchen and practical laminate flooring in parts. The main room is open plan and sliding doors take you out onto the courtyard garden and there are two bedrooms and a bathroom. Gas heating and double glazing are installed and there's parking for one car within the courtyard.

A perfect home for a first time buyer, someone looking to downsize or a landlord looking for a buy to let opportunity.

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

THINGS YOU NEED TO KNOW

Two bedroomed ground floor flat
Gas central heating
Double glazing
Oak effect doors throughout, with chunky chrome handles.

ENTRANCE

The property is accessed via a doorway, which leads into a:

COMMUNAL HALLWAY



With door lead leading into:

INNER HALL

With wood effect flooring and 2 useful store cupboards. Leads into:

LOUNGE/DINER/KITCHEN

25'6" x 11'10" (7.79 x 3.61)



A lovely open plan room with wood effect flooring and separated into lounge, dining room, and kitchen areas.

LOUNGE AREA

15'3" x 11'9" (4.67 x 3.60)



A lovely room with sliding patio doors to the garden. Television and telephone points.

DINING AREA

7'11" x 7'9" (2.42 x 2.37)



With ample space for a dining table and opening into:

KITCHEN

10'5" x 8'0" (3.18 x 2.44)



Fitted with a range of base and wall units in pale sage gloss with chrome handles, wood effect worktop over and cream ceramic tiled splashback. Includes 1 1/2 bowl stainless steel sink with mixer tap, integrated electric oven with 4-ring electric hob over, and black and smoked glass extractor fan. Plumbing for washing machine, space for two additional appliances (can be integrated) and concealed gas boiler. 2 windows overlooking the front.

BEDROOM 1

8'6" x 8'9" (2.61 x 2.69)



With an aspect to the rear.

BEDROOM 2

7'4" x 6'11" (2.26 x 2.13)



Single room to front with cupboard with hanging space.

BATHROOM



With bath, with shower over and clear screen, pedestal wash basin with chrome mixer tap, and low-level WC. Fitted around sanitary fittings with white ceramic tiles.

PARKING

There is parking within the courtyard for two cars subject to a resident's permit.

GARDEN



There is a large enclosed paved garden to the rear, with clear boundaries, good fencing and an outlook to the River Derwent.

LOCATION & OUTLOOK



The property is situated on the ground floor with level walking distance to the town centre. There is immediate access to the banks of the River Derwent and the Memorial Gardens are a short stroll away.

DIRECTIONS

The property is best approached by proceeding down High Sand Lane (off Main Street) - at the bottom bear left into Waterloo Street. Continue along for approximately 400 yards and Graves Mill is situated 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 Grisdale's, 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.

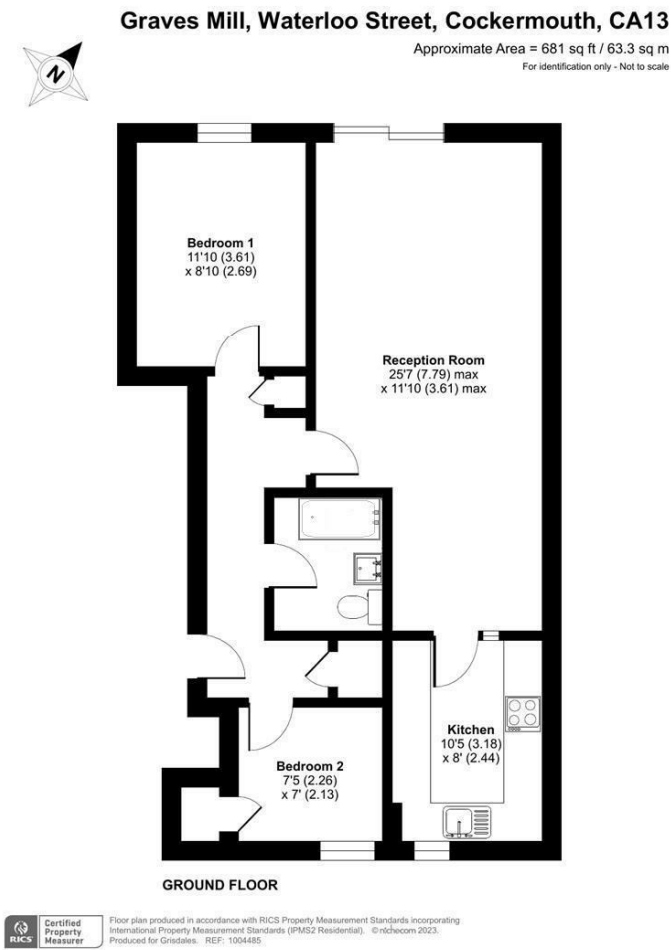
MORTGAGE ADVICE

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.

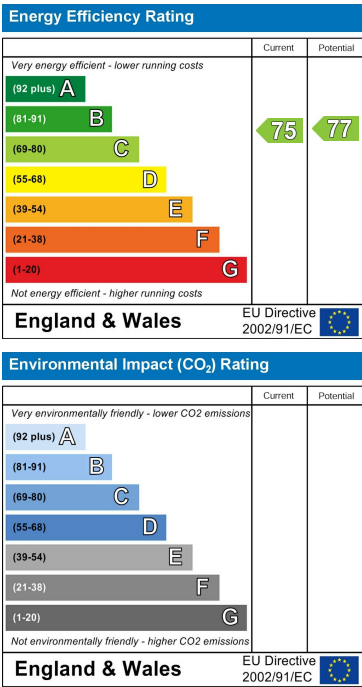
Floor Plan



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.