



7 The Falls, Cockermouth, CA13 0ET

£125,000

THIS FABULOUS TWO BEDROOMED SECOND FLOOR APARTMENT IS PERFECT FOR FIRST TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE - it is immaculately presented, ready to move into and will make a super home.

It's ideally situated, offering convenient access to the town centre, local parks, and the picturesque river, making it perfect for those who appreciate both nature and community amenities.

The modern open plan lounge/kitchen is well fitted and is designed for practicality and ease and the two bedrooms are generously sized, providing comfortable space. The bathroom is well-maintained, reflecting the overall care that has been taken with this property.

The development is known for its quiet surroundings, allowing residents to enjoy a peaceful living environment while still being close to the vibrant heart of Cockermouth.

Additionally, the flat includes parking for one car, a valuable feature in this desirable area.

THINGS YOU NEED TO KNOW

Electric heating

Single glazing

The property has let very well in the past and a rental in today's market would be around £675 pcm giving a yield of around 6.3%

EXTERNAL STAIRCASE

Leads to the entrance area of the second floor flat.

INNER HALL

With useful cupboard with doors leading into all rooms.

OPEN PLAN LIVING SPACE



A fabulous light and airy room with 2 windows and including lounge and kitchen.

LOUNGE

14'10" x 12'10" (max- approx) (4.53 x 3.93 (max- approx))



Electric fire; oak veneer mantelpiece; TV and telephone points.

KITCHEN

15'0" x 6'1" (4.58 x 1.86)



Fitted with a good range of wall and base units in mushroom colour, high gloss with black contrasting work surface over and including 1 1/2 stainless steel sink; integrated electric oven with hob over; glass splashback and extractor fan; fridge, freezer, plumbing for washing machine and useful breakfast bar area; spotlighting; tile effect laminate floor.

BEDROOM 1

10'3" x 9'0" (3.13 x 2.76)



Double room.

BEDROOM 2

10'5" x 9'5" (max) (3.18 x 2.88 (max))



Double with useful cupboard and 2 windows.

BATHROOM

6'4" x 6'0" (1.95 x 1.83)



Bath with shower over; wash handbasin; WC, chrome radiator

EXTERNAL



Allocated parking space for 1 car.

DIRECTIONS

From the Grisdales office on Main Street travel west, going past Wordsworth House. Then take the next left after the mini-roundabout onto New Street. The Fallows can be found on the left hand side through a tunnel entrance, with number 7 located to the left in the corner of the development on the second floor.

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 REGULA

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.

