



Flat 10 Wybrow Terrace, Workington, CA14 2EA

£135,000

LOOKING FOR SOMETHING A BIT DIFFERENT? THEN LOOK NO FURTHER....

A stunning duplex apartment offering stylish and contemporary living, ideally located on the edge of the town centre and within close proximity to local schools and amenities. The property features two double bedrooms and benefits from impressive high ceilings, enhancing the sense of space and light throughout. Finished in a neutral, modern palette, the apartment is ready for immediate occupation.

At the heart of the home is an expansive kitchen diner, perfect for both everyday living and entertaining, complemented by a first floor lounge. Additional advantages include one allocated parking space, adding convenience and practicality.

This exceptional apartment combines modern design with a highly desirable location, making it an ideal choice for small families or investors alike.

THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

Lease information: 125 years from 13 September 2007.

ENTRANCE

The property is accessed via an external wrought iron staircase, which leads to:

COMMUNAL FIRST FLOOR HALLWAY

With door leading into apartment:

ENTRANCE HALL

With wood effect laminate floor covering, stairs to the upper floor and under stairs cupboard, spotlighting.

KITCHEN/DINING ROOM

19'7" x 14'7" max (5.99 x 4.45 max)



Fitted with a range of white gloss base and wall units with chrome handles and grey laminate worktop over with black ceramic tiled splash-back, black composite sink unit with chrome mixer tap, plumbing for washing machine, wall mounted gas boiler, electric hob with stainless steel extractor fan over and integrated double electric oven and integrated fridge/freezer. White ceramic tiled floor, large window to the rear and ample space for a dining table, wall lighting and spot lighting and aspect up to the lounge above with smoked glass screen and two large Velux roof lights and apex ceiling.

KITCHEN AREA



DINING AREA



BEDROOM ONE

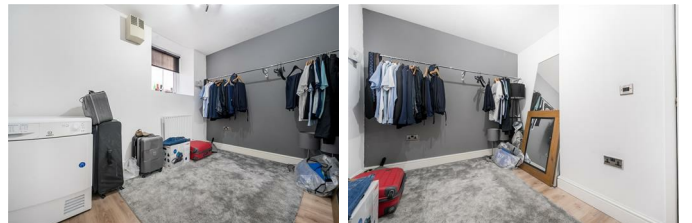
10'7" x 9'3" (3.25 x 2.84)



Double room with wood effect laminate floor, an aspect to the side, spotlighting and built-in cupboards with sliding doors and hanging space and shelving and one door with a mirrored front.

BEDROOM TWO

11'3" x 8'9" (3.45 x 2.67)



Double room with hanging rail, spotlighting and aspect to the side.

BATHROOM



Fitted with W.C, wall mounted chrome towel holder, white jacuzzi bath with chrome mixer tap and wall mounted chrome shower over including rainfall shower and hand held hose, coloured glass screen, extractor fan, white pedestal wash basin with chrome mixer tap, chrome ladder style radiator and medicine cupboard. Fully fitted with white ceramic tiles to the floor and walls.

STAIRCASE

A staircase leads to a small lobby at first floor with door leading into:

LOUNGE

21'1" x 13'8" (6.43 x 4.17)



A lovely light and airy room with three Velux roof lights and two windows to the side, spotlighting and wall lighting, wood effect laminate floor, painted beams and apex ceiling, smoked glass screen overlooking the kitchen and wall mounted electric fire and television point.

EXTERNALLY



Allocated parking for one car within the car park to the side.

DIRECTIONS

Proceed down Finkle Street and turn right into Wybrow Terrace and the property is located on the right at the end. Access to the flat is up the external staircase to the rear of the building.

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 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.

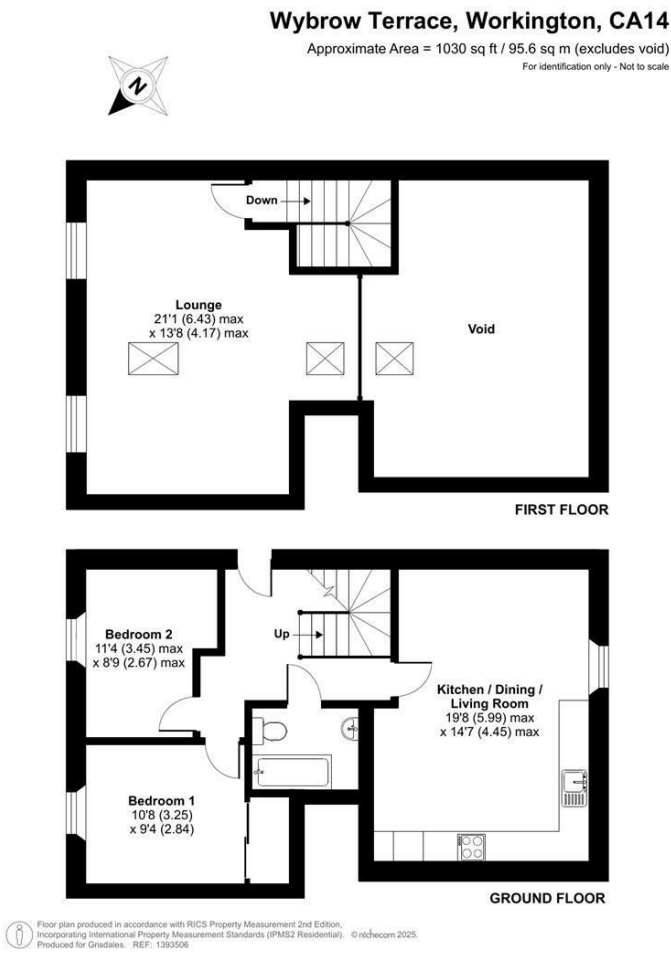
MORTGAGE ADVICE

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.

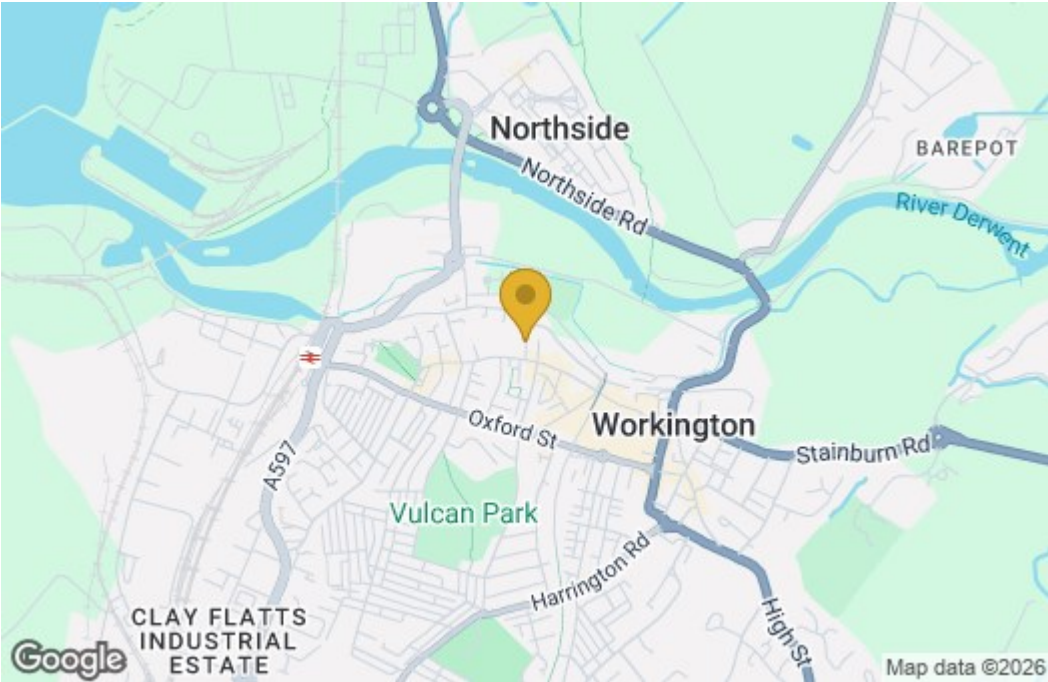
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

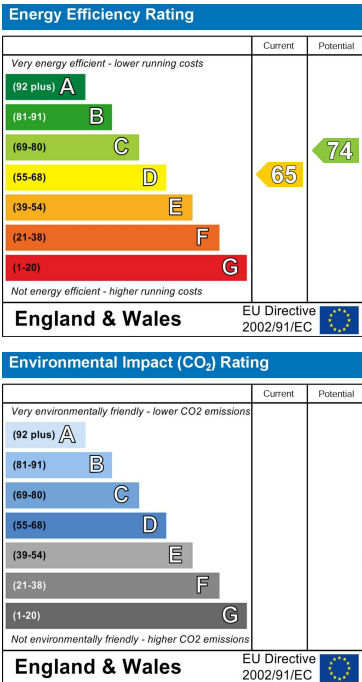
Floor Plan



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