



GRISDALES

PROPERTY SERVICES



22B Roper Street, Whitehaven, CA28 7BS

£54,950

Historic Whitehaven Town Centre location WITH PARKING!

This top floor, double bedroom apartment has no onward chain and you certainly won't want to string it out.

Roper Street, is named after the early rope makers who needed a good long street to unwind/wind their vital products. Once inside this Grade II listed building, the accommodation is pleasantly laid out with a spacious and sunny lounge to the front, good sized double bedroom, kitchen and bathroom. Plenty of storage with two built in cupboards in the hallway.

Outside there is a designated parking space to the rear.

Although in need of some updating, this really would be a perfect buy-to-let investment, home for a professional or simply would suit anyone looking for the convenience of living close to all the town centre amenities.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Mains gas central heating.

The property is leasehold. We understand from the vendor the freehold is owned by the Management Company which is made up of the individual owners. They are currently extending the lease to 999 years.

The building has had a complete new roof.

22B has one designated off road parking space.

ENTRANCE

Entrance via a communal entrance door opening in to hallway, and further door through to communal area with mail boxes, door giving access to rear.

COMMUNAL STAIRWELL

Stairs lead up to first and second floors.

ENTRANCE.

From the second floor landing, wooden door with frosted glass insert, opening in to;

HALLWAY

7'2" max x 15'7" max x 0'3" max (2.18 max x 4.76 max x 0.07 max)

Hallway with doors leading off to all rooms, cupboard housing gas fired central heating boiler, separate built in cupboard with shelving, radiator, access to loft.

LOUNGE

14'11" x 13'4" (4.54 x 4.07)

A bright south westerly facing room with two wooden sliding sash windows to front elevation, wall mounted gas fire, TV point, cupboard housing gas meter.

KITCHEN

9'5" max x 12'2" max (2.87 max x 3.70 max)

L-shaped kitchen with fitted base and wall units, tiled splash back, complementary work surface with inset stainless steel sink unit, recess and plumbing for washing machine, gas/electric cooker point, radiator, uPVC double glazed window to rear elevation.

BEDROOM

13'5" x 10'3" (4.09 x 3.128)

Double bedroom with sliding sash window to front elevation, radiator.

BATHROOM

7'1" x 6'9" (2.15 x 2.07)

Three piece suite comprising of W.C., wash basin, panelled bath with electric shower above, tiled to bath, shower surround and one wall, frosted window to rear elevation, electric shaver point, radiator.

EXTERNAL

To the rear of the property is an enclosed parking area for the property with 22B having one designated car parking space.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band A.

DIRECTIONS

The property is located in the heart of the town with the entrance to be found off Carter Lane.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

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.

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.

*Please note these details have yet to be approved by the vendors.

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 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

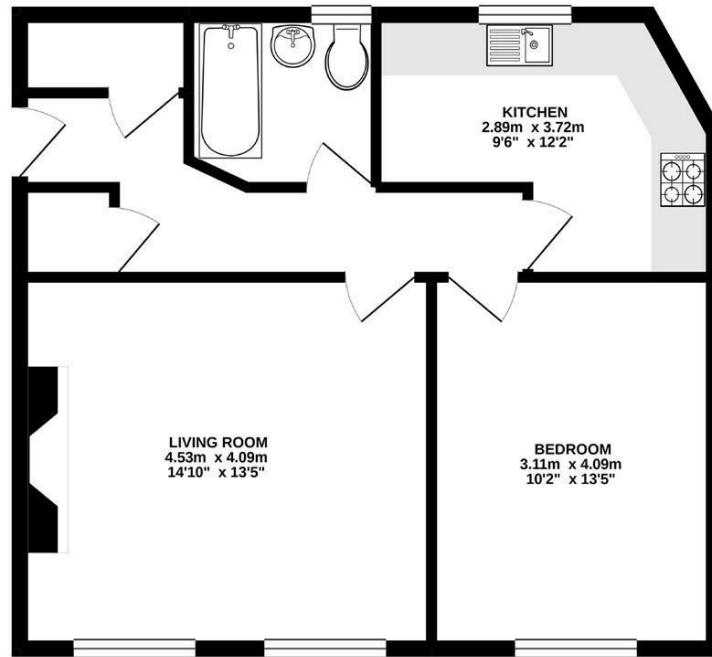
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

GROUND FLOOR

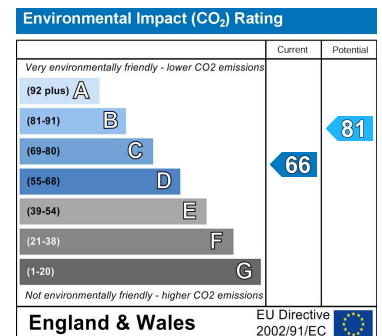
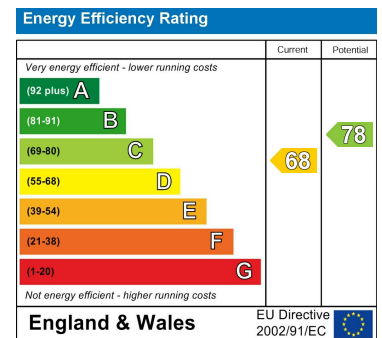


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mergo (2024)

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.