



# GRISDALES

PROPERTY SERVICES



## 18 Lonsdale Court, Whitehaven, CA28 6DU

**£52,500**

\*\*\*INVESTMENT\*\*\*

Surprisingly spacious one bedroom first floor apartment located just a short distance away from Whitehaven town centre and our picturesque marina. Cosmetically improved by the current owner, this property would make a great base away from home or possible addition to a landlords Buy To Let portfolio giving a potential net yield of 6.39%.

The property boasts a generous lounge, well proportioned kitchen, Double bedroom and principle bathroom nicely accompanied with off road parking available.

Great value for money... to arrange your viewing today, please call 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property is Leasehold and has a 125 year lease starting from 02/08/2004.

The annual ground rent is £10.00

The monthly service charge is £169.39

The property has mains gas, electric and water supplies. There is a water meter.

## COMMUNAL ENTRANCE HALL



The flat can be found on the first floor. The building offers dedicated post boxes within the communal area. Stairs lead up to the first floor.

## ENTRANCE HALL



Security intercom system, built in storage cupboard, built in airing cupboard, radiator and doors to:

## KITCHEN

12'0" x 7'8" (3.66 x 2.36 )



Range of wall and base units with complimentary work surfaces and surrounds, inset stainless steel sink unit, integral oven and microwave, separate hob with extractor hood over, integral dish washer, plumbing for a washing machine, wall mounted combi boiler, double glazed window, radiator and space for a breakfast table.

## LIVING ROOM



Tastefully decorated, generous living space with dual aspect double glazed windows and radiator.

## BEDROOM

15'8" x 9'1" (4.78 x 2.77)



Large Double bedroom with double glazed window and radiator.

## BATHROOM



White three piece suite comprising of a bath with shower over and white tile surrounds, W.C, wash hand basin, double glazed frosted glass window and radiator.

## EXTERNALLY



There is a communal car park to the side and rear of the property alongside drying lines to the rear of the building.

## COUNCIL TAX

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

## DIRECTIONS

From Whitehaven Marina, head out of town towards Tesco and continue along New Road towards Pelican BP Petrol Station, Lonsdale Court can be found on the right hand side immediately before the row of Terrace Houses. Flat 18 can be accessed via the front of the building.

## 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.

## 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 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.”

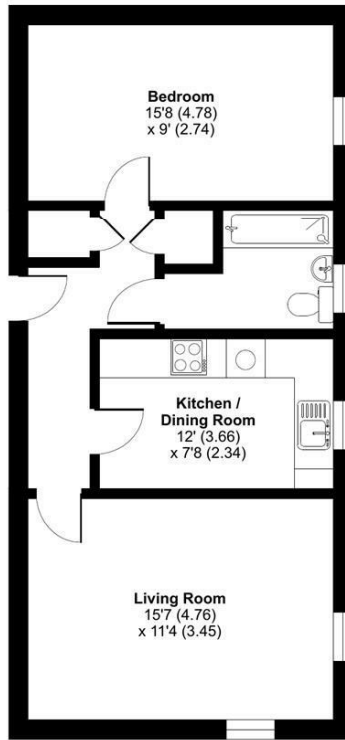
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

Floor Plan

Lonsdale Court, Whitehaven, CA28

Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



FIRST FLOOR

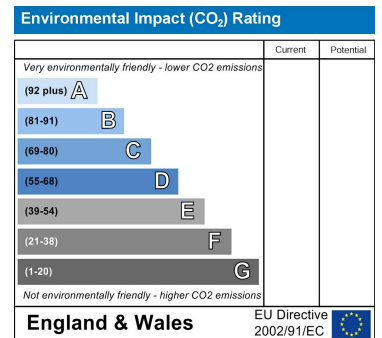
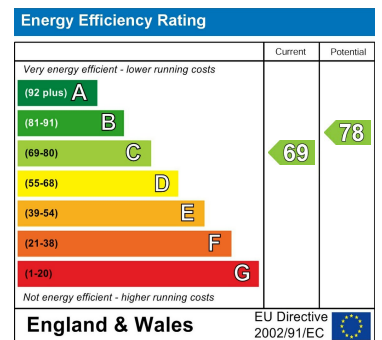


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grisdales. REF: 909960

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.