



# GRISDALES

PROPERTY SERVICES



**32a Duke Street, Whitehaven, CA28 7NP**

**£65,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\* This well sized apartment is ideally situated in central Whitehaven town centre and would make a great Buy 2 Let investment or your own Bolt hole for work away from home. The property has been let previously, and has been very well maintained by both current landlords and their tenants. The property is a generous one bedroom apartment nicely accompanied with a stylish Kitchen, neutral living space and three piece bathroom suite. There is a shared drying area and a lovely shared courtyard to rear.

To arrange a viewing, call today on 01946 693931.

Helping you find your perfect new home...

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

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

## THINGS YOU NEED TO KNOW

The property is Leasehold and has 61 years from the original 99 years (1985) remaining.

The annual service charge for 2022 was £1,260

We have been advised that no additional ground rents are payable.

## ENTRANCE HALL

Radiator, telephone point, heat detector, smoke alarm, built in storage cupboard, built in airing cupboard with boiler, electric fuse box

## DINING KITCHEN

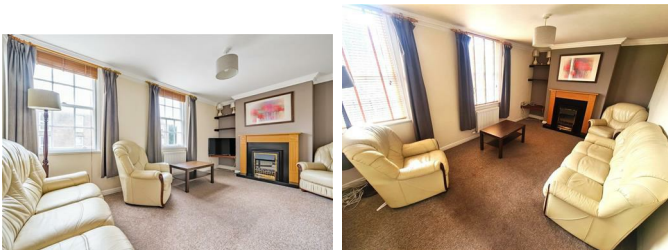
8'3" x 9'7" (2.505 x 2.917)



Range of wall and base units with white high gloss cupboard fronts with chrome handles, wood block effect work surface, inset stainless steel circular sink unit with mixer tap, integrated electric oven and 4 ring ceramic plate, sash window, cooker point and radiator.

## LIVING ROOM

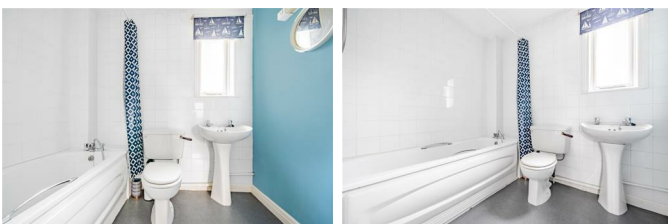
14'11" x 9'11" (4.537 x 3.021)



T.V point, two sash windows with wooden Venetian blinds, radiator, gas fire and built in shelving.

## BATHROOM

7'2" x 6'3" (2.181 x 1.894)



Walls mostly tiled, three piece suite comprising of a bath with electric shower, pedestal sink, WC, window, radiator, shaving point and wall mounted vanity unit

## BEDROOM

8'2" x 10'0" (2.496 x 3.038)



Double in size, front aspect sash window with wooden Venetian blind and radiator.

## EXTERNALLY



There is a communal courtyard to the rear including and shared drying area. Parking is on street by attaining a residents permit from Cumberland County Council.

## DIRECTIONS

Duke Street runs parallel to Lowther Street which, together with Strand Street, forms part of the one way system. Once on Duke Street, continue passing "Joe Bananas" on the left hand side and the block of apartments can be found immediately on the left, behind the Bus Stop.

## COUNCIL TAX

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

## 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."

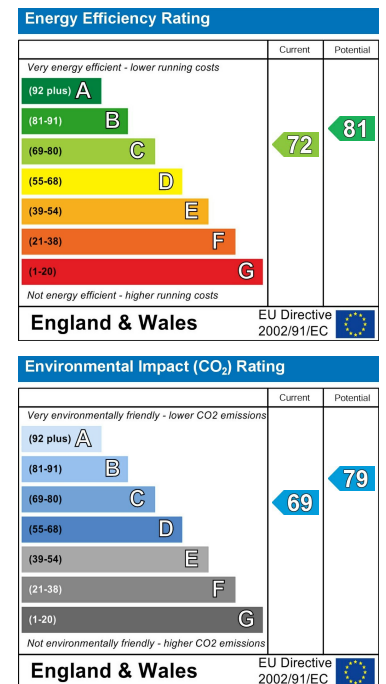
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.