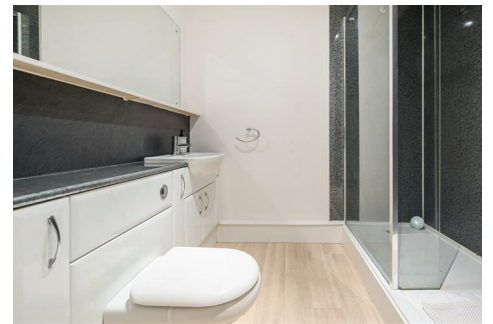




GRISDALES

PROPERTY SERVICES



Flat 4 Harbourside, Whitehaven, CA28 7LR

£99,950

ONLINE VIEWING AVAILABLE

First floor flat close to the centre of our beautiful Georgian Town of Whitehaven step out of your front door and take a walk along Marina edge, stopping along the way for a cup of coffee or even a glass of wine in one of the harbourside bars. Local shops, and supermarkets are right on your doorstep, so location couldn't be more convenient. This block of apartments benefits from a lift to upper floors and would make a great investment for any Buy 2 Let Investor due to high levels of rental demand in our area.

The property has been tastefully upgraded and is beautifully presented throughout incorporating an open plan Kitchen/ living area, stylish shower room and two well proportioned bedrooms. Externally off road parking is available on a first come, first served basis. To arrange a viewing, call us today on 01946 693931

Helping you find your perfect new home...

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, effective from 1989, 150 years were remaining.

There is an £100.00 pcm service charge for the property, however the vendor has advised that no Ground rent is payable.

The property offers mains electric and water supplies. The property has a water meter.

*Please note the external of the building is currently being painted, so scaffolding is in place temporarily.

COMMUNAL ENTRANCE

Benefitting from a lift to upper floors.

ENTRANCE

First Floor Flat with door to:

INNER HALLWAY

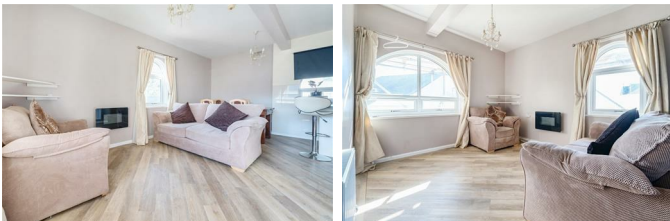
Large storage cupboard and doors to:

KITCHEN/SITTING ROOM/DINING ROOM

19'3" x 18'11" (5.89 x 5.77)

Open plan Kitchen/ living/ dining room with multi aspect windows, wall mounted electric fire, stylish range of wall and base units with complimentary work surfaces, integral fridge and freezer, oven with hob, inset sink unit, integral washing machine and dryer.

SITTING ROOM



KITCHEN



DINING AREA



BEDROOM ONE

13'3" x 7'6" (4.06 x 2.31)



Double bedroom with window facing rear aspect, wall mounted electric heater and fitted wardrobes.

BEDROOM TWO

9'1" x 8'9" (2.79 x 2.69)



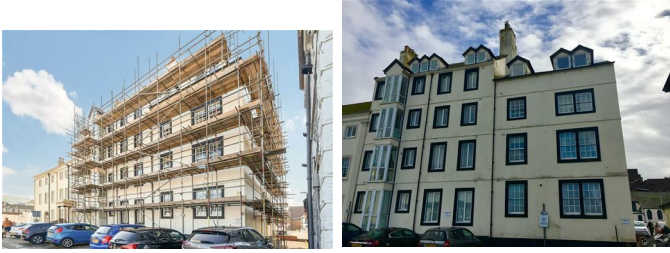
Double bedroom with window facing rear aspect and wall mounted electric heater.

BATHROOM



Modern three piece white suite comprising of a double shower cubicle, W.C and wash hand basin set in storage units.

EXTERNALLY



Parking is available via a permit, on a first come basis.

DIRECTIONS

The property is located on Whitehaven's harbourside, following a right turn on Quay Street and next to the Waterfront public house.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) 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."

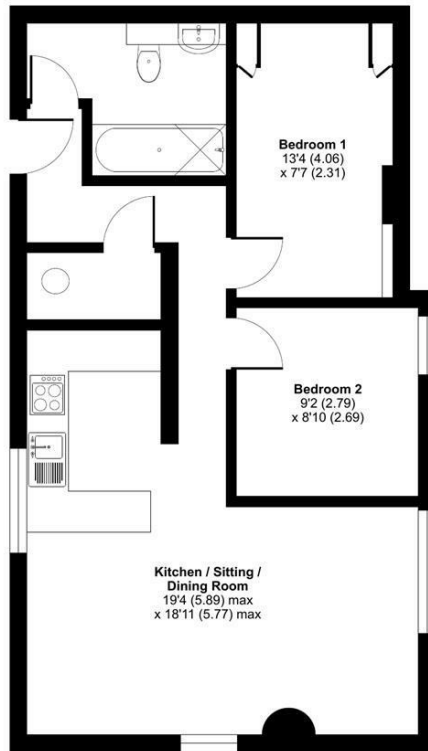
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Harbourside, West Strand, Whitehaven, CA28

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale

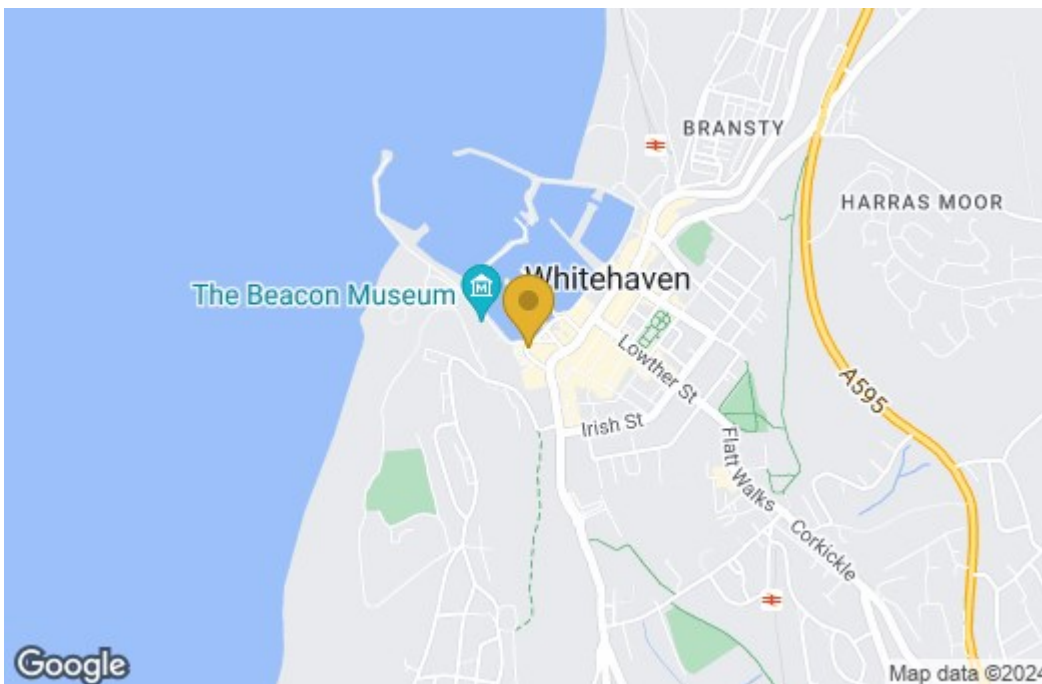


GROUND FLOOR

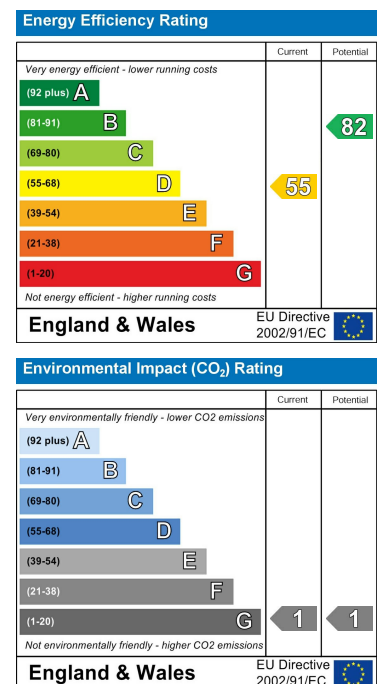


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Gridsales. REF: 1030273

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.