

## 1 Duncan Square, Whitehaven, CA28 7LN

**£114,950**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

Ships ahoy!! And they are 'aplenty' in the harbour right outside this amazing, NEWLY RENOVATED maisonette. Ideal as a Buy 2 Let, holiday let or coastal retreat... The flexible accommodation is presented to an excellent standard and is perfectly located for the town's amenities.

Three floors of delightful spaces incorporating entrance hall to great size double bedroom with bathroom, open plan living/dining/kitchen area with stairs to a mezzanine bedroom/relaxation space with its own guest WC.

To arrange a viewing, call us today on 01946 693931.

## THINGS YOU NEED TO KNOW

The property is leasehold, with a 150 year lease starting from 01/01/2014.

Annual ground rent payable is £100, and annual maintenance charges payable are £390.00.

The property has mains electric and water supplies.

## COMMUNAL ENTRANCE

Access to 2 Apartments (Number 1 and 2)

## ENTRANCE HALL

Stairs to first floor and door to:

## BEDROOM ONE

12'4" x 11'6" (3.78 x 3.53)



Double bedroom with multi aspect sliding sash windows, wall mounted electric heater, built in storage cupboard and door to:

## BATHROOM



Three piece white suite comprising of a bath with electric shower over, W.C, wash hand basin. Majority white tiled wall coverings and extractor fan.

## FIRST FLOOR LANDING

Back from the entrance hall, stairs lead to:

## KITCHEN/LIVING/DINING ROOM

16'4" x 14'7" (4.98 x 4.47)



Contemporary open plan living and kitchen area boasting a stylish range of wall and base units with integral appliances. Several sliding sash windows with harbour views and wall mounted electric heater.

Spiral staircase leading to:

## BEDROOM TWO

10'5" x 9'10" (3.20 x 3.00)



Additional bedroom space which could also be handily used as relaxation area/ home office incorporating a velux window and additional door to handy W.C with wash hand basin.

## EXTERNAL



Sitting in a lovely position just a stones throw away from the picturesque harbour.

Parking is on street by attaining a permit from the local county council.

## DIRECTIONS

Duncan Square is found on the harbourside of Whitehaven, close to the Sugar Tongue Quay, next to "The Vagabond".

## 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.

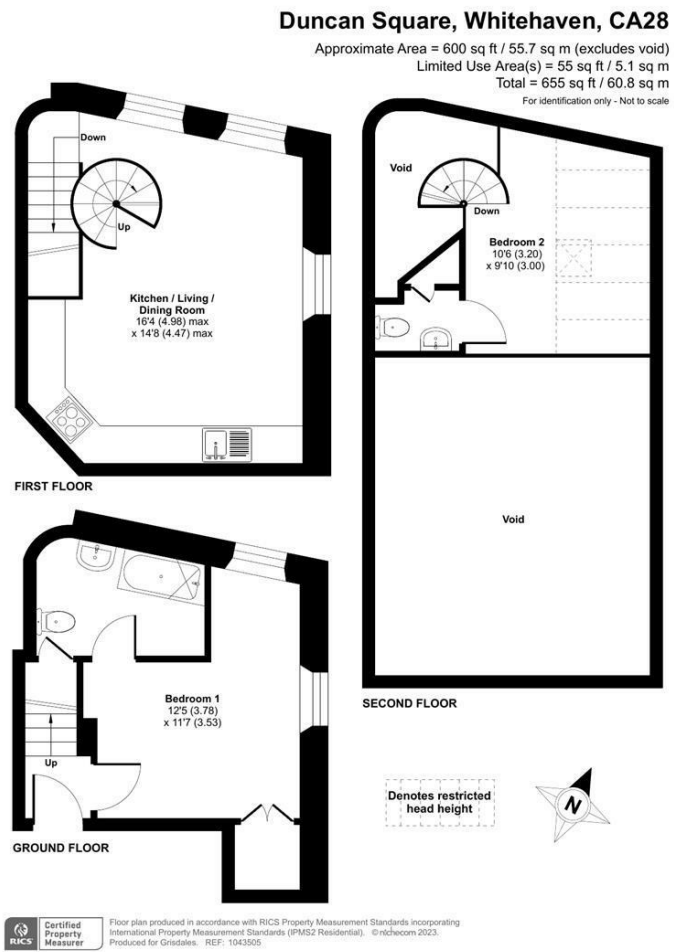
Your home may be repossessed if you do not keep up repayments on your mortgage.

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."

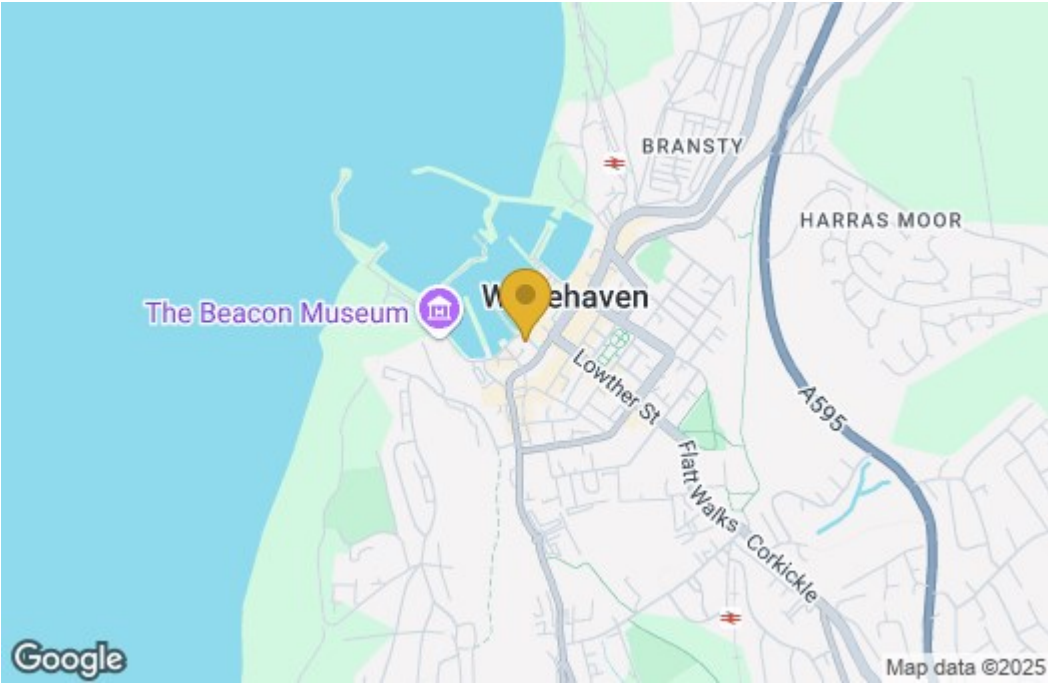
To find out how we can help you realise your dreams, just call your nearest Grisdales office.



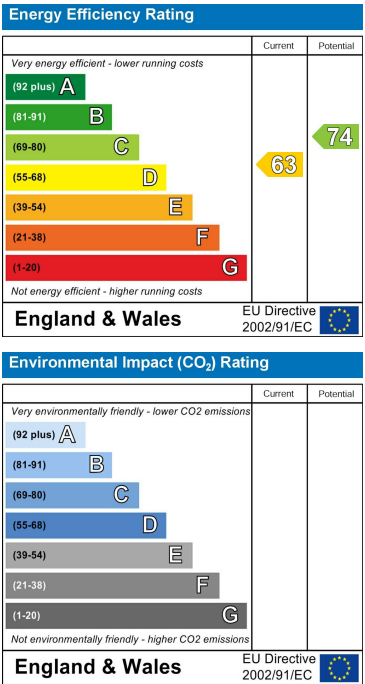
Floor Plan



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