



GRISDALES

PROPERTY SERVICES



6 The Kirk, Whitehaven, CA28 7PZ

£70,000

ONLINE VIEWING AVAILABLE

New to the market we have Flat 6, The Kirk. Situated just outside of Whitehaven town centre making it convenient for local shops and public transport links. This 2nd floor apartment briefly comprises of a lounge, kitchen, DOUBLE bedroom and bathroom. Nicely presented throughout making the ideal home or rental investment. For further information or to book a viewing please call 01946 693931.

THINGS YOU NEED TO KNOW

The property has electric storage heaters.

The property is leasehold with 999 years remaining on the lease. The current owner has advised the annual service charge is between £300 - £400 per annum, this covers the communal maintenance charges for the building.

COMMUNAL ENTRANCE

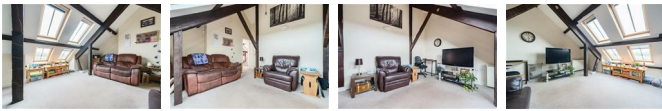
Second Floor Apartment.

ENTRANCE HALL

Intercom system, velux window

LOUNGE

15'11" x 12'11" (4.856 x 3.950)



Four velux windows, electric storage heater

KITCHEN

12'8" x 8'0" (3.865 x 2.450)



Range of cream wall and base units with complimentary work surfaces and splash backs, inset stainless steel sink unit, integrated dishwasher, washing machine, electric oven and hob with extractor hood, table and 2 chairs, built in storage cupboards electric storage heaters

BEDROOM

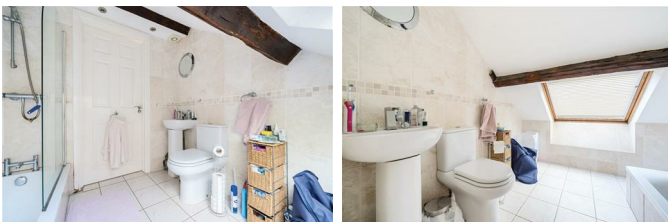
13'10" x 10'11" (4.240m x 3.350m)



Double in size, Two velux windows, electric storage heater

BATHROOM

7'6" x 6'11" (2.300 x 2.109)



Three piece suite comprising of Bath with over head electric shower, W.C, wash hand basin, extractor fan, Velux window

EXTERNALLY



Parking is by way of on street by obtaining a permit from Cumberland County Council.

COUNCIL TAX

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

DIRECTIONS

From Whitehaven town center (Lowther Street) follow the road round onto Tangier Street. Turn Right and then left onto Wellington Row. Turn first Right onto High Street and the property can be located towards the end of the street on the left hand side.

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

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.

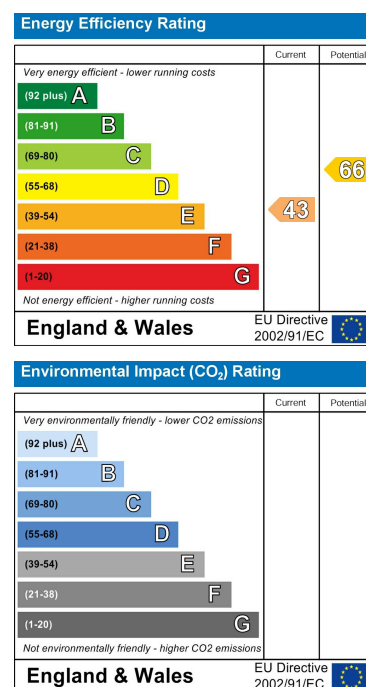
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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.