



GRISDALES

PROPERTY SERVICES



32 Pears House Duke Street, Whitehaven, CA28 7HR

£385,000

WOW WOW WOW How would you like to have your breakfast on the balcony overlooking the harbourside of Whitehaven? Or enjoy an evening glass of wine watching the sun set over the horizon! If so, you will just love this exclusive three bedroom property.

This luxury PENTHOUSE apartment has stunning panoramic views across Whitehaven marina, Solway Firth and the Scottish coastline. In brief, the accommodation offers open plan lounge, dining area and kitchen, three spacious bedrooms, one with en-suite shower room and separate family bathroom. Gated entry and underground parking for two cars offers extra class to this already high quality home! Don't delay in arranging a viewing, call us in the office on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Double glazing and underfloor heating. The flooring is engineered wood throughout. Locked gated access for vehicles and pedestrians. The property is leasehold with a current yearly rent of £100. 999 year lease from 1st January 2009.

COMMUNAL ENTRANCE

Fifth floor penthouse apartment, can be accessed via lifts or staircase.

ENTRANCE



Via composite front door, into:

HALLWAY



Cupboard housing the underfloor heating pipework, doors to:

BEDROOM ONE

20'6" x 11'5" (6.26 x 3.50)



Double in size, engineered wood flooring, full length windows and door overlooking Whitehaven harbour, leading onto balcony.

EN SUITE

8'2" x 4'9" (2.51 x 1.47)



Three piece suite comprising of walk-in shower, WC, sink within vanity unit. Tiled walls and flooring, chrome ladder style radiator, extractor fan, light above wall mirror.

BEDROOM TWO

12'4" x 11'5" (3.76 x 3.50)



Double in size, front aspect windows, engineered wood flooring.

BEDROOM THREE

15'8" x 8'3" (4.79 x 2.54)



Front aspect window, engineered wood flooring, double in size, TV point.

BATHROOM

5'10" x 8'8" (1.78 x 2.65)



Three piece suite comprising of bath with overhead shower, W.C and sink (set within unit). Neutrally decorated throughout, with white wall tiling and beige floor tiling. Underfloor heating.

LOUNGE/DINER

26'7" x 16'1" (8.12 x 4.91)



Engineered wood flooring, sliding doors leading onto large balcony, TV points, intercom telephone system. Open plan, leading into:

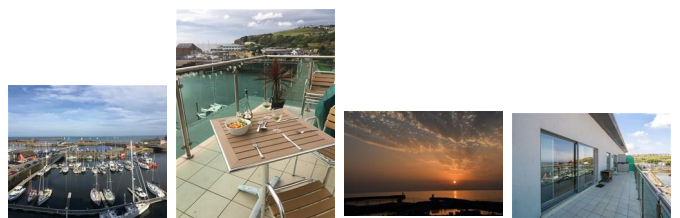
KITCHEN

15'8" x 9'9" (4.80 x 2.99)



Range of cream gloss wall and base units with black complementary work surfaces, tiled flooring, integrated Hotpoint electric hob, double oven, integrated dishwasher, integrated microwave, integrated washing machine, inset sink and drainer unit.

BALCONY AND VIEWS



Large wrap around balcony overlooking fantastic views of Whitehaven harbour.

PARKING



Two allocated parking spaces on the basement level of the building.

DIRECTIONS

The property is located on Whitehaven's harbourside and Millenium Promenade. Follow the town's way system to Strand Street; at the end of Strand Street, turn left and the building is on the corner.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band E.

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.

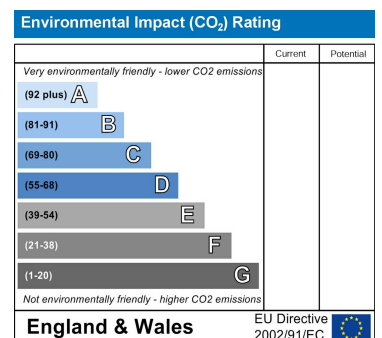
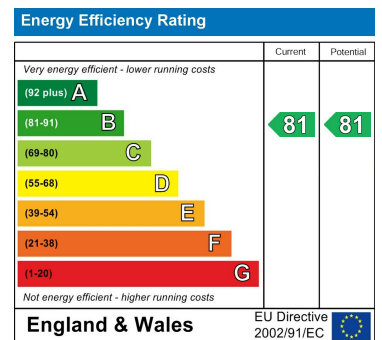
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.