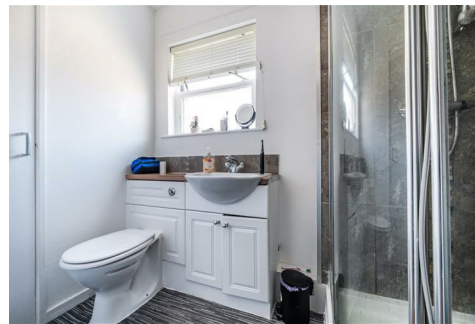




# GRISDALES

PROPERTY SERVICES



**33 New Street, Whitehaven, CA28 7DY**

**£49,950**

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

This modernised and well presented apartment is located in the heart of Whitehaven harbour town. Enjoying the amenities that the town has to offer and just a stones throw away for the sea!

The property benefits from a spacious bright lounge, breakfast kitchen, bathroom and great sized double bedroom. The added bonus has to be the off road parking, relieving the pressure of finding someone to park after a busy day at work.. it's time to kick back, relax and enjoy the peace and quiet. To arrange a viewing, call us 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 benefits from mains water and drainage, mains gas and double glazing throughout.

### ENTRANCE HALL



Single and double storage cupboards, radiator, laminate flooring. Door to:

### LOUNGE

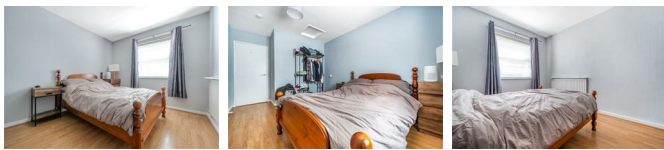
15'1" x 9'9" (4.60 x 2.97)



Front aspect UPVC window, electric living flame fire set within cream wooden surround, TV point, radiator, continuation of laminate flooring.

### BEDROOM

15'3" x 9'5" (4.65 x 2.87)



Double Bedroom with front aspect UPVC window, radiator, continuation of laminate flooring.

### KITCHEN

10'6" x 8'9" (3.19 x 2.67)



Side aspect UPVC window, fitted with a range of base and wall units, small breakfast bar, stainless steel sink unit, wall-mounted central heating boiler, continuation of laminate flooring.

### BATHROOM

8'0" x 4'6" (2.45 x 1.37)



Side aspect opaque window, three piece suite in white comprising low level WC and pedestal wash hand basin set within unit and mains powered shower within corner cubicle, tiled shower wall in marble-effect, ladder style radiator, storage cupboard, vinyl flooring.

### EXTERNALLY



Off street parking for one car, communal patio area.

### COUNCIL TAX

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

### DIRECTIONS

The property is best approached by leaving the Gridsdales office and taking a left. Walk down King Street and take a right onto Lowther Street. Take the first left onto New Street where the property can be identified by a Gridsdales For sale board.

### 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.

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## **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.

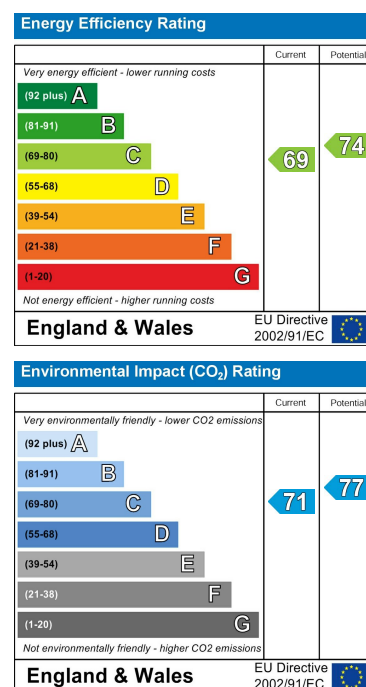
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.