



## 31 Pears House Duke Street, Whitehaven, CA28 7HR

**Offers Over £350,000**

\*\*\*WOW WOW WOW\*\*\* How would you like to have your breakfast on your own private balcony overlooking the harbourside of Whitehaven? Or enjoy a stroll along the Harbour front sampling near by cocktail and tappas bars! 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 bath room and separate family shower room. Gated entry and underground parking for one vehicle offers extra class to this already high quality home! Don't delay in arranging a viewing, call us in the office on 01946 693931.

## OWNERS COMMENTS

In the Owners words "We enjoy sitting on our East facing rear patio in the Morning with a cup of coffee and on our West facing balcony of an evening to make the most of the Sunshine and Sunsets"

## THINGS YOU NEED TO KNOW

The property is Leasehold and has a 999 year term starting from 01/01/2009.

The property has an annual ground rent payable of £100

The property has a current annual service charge payable of £2940

The property has underfloor heating.

## COMMUNAL

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

## ENTRANCE PORCH

Access via composite front door. This handy porch was added by the current owners for ease, providing a welcoming space to hang coats and take off shoes. Door to Bedroom Three and Door to Inner hallway.

## BEDROOM THREE

17'2" x 8'4" (5.24 x 2.55)



Versatile space which can handily be used as a smaller bedroom or snug/ home office, incorporating deep fitted wardrobes and rear facing window.

## INNER HALLWAY

Accessed from the Entrance Porch. Shelled airing cupboard and doors to:

## BEDROOM TWO

12'4" x 11'4" (3.78 x 3.46)



Double bedroom with front facing window.

## SHOWER ROOM



Stylish three piece suite comprising of a double shower cubicle, W.C and wash hand basin. Electric radiator, fully tiled walls and flooring.

## BEDROOM ONE

20'1" x 11'6" max (6.14 x 3.52 max )



Master double bedroom benefitting from sliding balcony doors capturing the beautiful harbour view, fixed Mirror and door to:



## EN-SUITE BATHROOM



White three piece suite comprising of a bath with shower over, W.C and wash hand basin. Electric radiator, Fully tiled walls and flooring.

## LIVING ROOM / DINING ROOM

26'7" x 16'0" (8.11 x 4.89)



Light and airy open plan living space benefiting from two sets of balcony doors, fixed mirror, television connection and double doors to:

## KITCHEN

15'0" x 7'10" (4.59 x 2.40)



Modern fully fitted kitchen comprising of a range of wall and base units with complimentary work surfaces and granite splashback, integral dishwasher, integral washing machine, integral fridge freezer and integral oven and hob with stainless steel extractor hood over.

## HARBOUR VIEWS



## BALCONY



Large West facing balcony overlooking fantastic views of Whitehaven harbour.

The property also benefits from an East facing patio at the rear of the property, perfect for the morning Sun.

## EXTERNALLY - GROUNDS & PARKING



One allocated parking space on the basement level of the building.

## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band E

## 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.

## 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.

