



14 Christy Place, Egremont, CA22 2EW

£89,950

ONLINE VIEWING AVAILABLE

Welcome to Christy Place in the charming town of Egremont! This delightful ground floor flat boasts an open plan lounge kitchen diner, two bedrooms and two bathrooms, there's plenty of space for a small family or guests to stay over comfortably.

The property features a modern en suite bathroom, adding a touch of luxury to your daily routine. The ground floor layout offers convenience and easy access throughout the house, making it ideal for those looking for a practical living space.

One of the standout features of this property is the allocated parking space, ensuring you never have to worry about finding a spot after a long day out. Whether you're a first-time buyer, a small family, or someone looking to downsize, this house offers a wonderful opportunity to create a cosy and welcoming home.

Don't miss out on the chance to make Christy Place your new address - call us today on 01946 69931 to book a viewing and step into your future home!

THINGS YOU NEED TO KNOW

The property benefits from double glazing, mains water and drainage and electric ceiling heating system. Number 14 is located on the ground floor. The property is leasehold: 125 years from 01/01/2005. Annual ground rent £125. Monthly service charge £140.

COMMUNAL ENTRANCE



Is via a green composite part glazed communal front door. Access to No.14 is on the ground floor.

ENTRANCE HALL



With built in storage space and doors leading to:

LOUNGE

18'4" x 13'5" (lounge/kitchen combined) (5.61 x 4.09 (lounge/kitchen combined))



Double glazed window. Television point and telephone point.

OPEN PLAN KITCHEN



With a range of wooden wall and base units. Integrated electric oven and hob with extractor hood above. Inset stainless steel sink unit. Integrated fridge/freezer, integrated washer/dryer. Integrated dishwasher. Double glazed window.

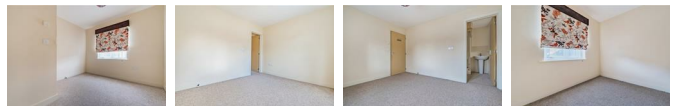
BATHROOM



Three piece suite comprising of bath, with overhead shower, WC and wash hand basin. Heated towel rail.

BEDROOM 1

11'6" x 10'2" (3.51 x 3.10)



Double in size. Double glazed window. Television point and telephone point.

EN-SUITE



Three piece Suite comprising of walk-in shower, WC and wash and basin. Double glazed window.

BEDROOM 2

10'2" x 9'1" (3.10 x 2.77)



Double in size. Double glazed window.

EXTERNALLY



There is one allocated parking space.

DIRECTIONS

From Whitehaven travel south on the A595 towards Egremont. At Clintz Road roundabout continue. At the East Road Garage turn left onto East Road. Take the first turning left onto Windrigg Close and follow the road until to enter York Place. Christy Place can be found on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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.

*Please note these details have yet to be approved by the vendors.

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

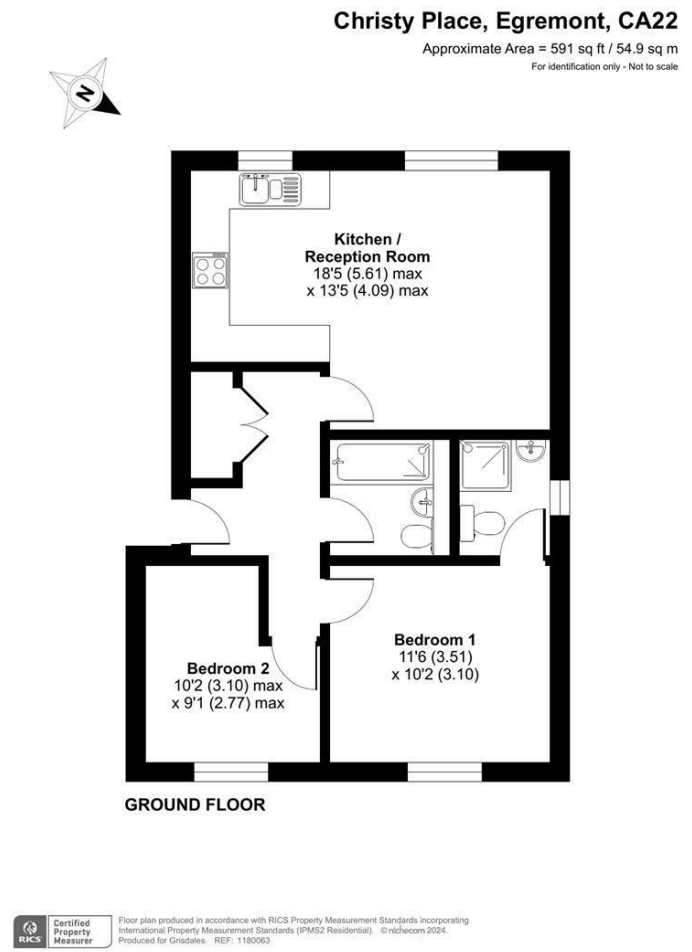
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

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.

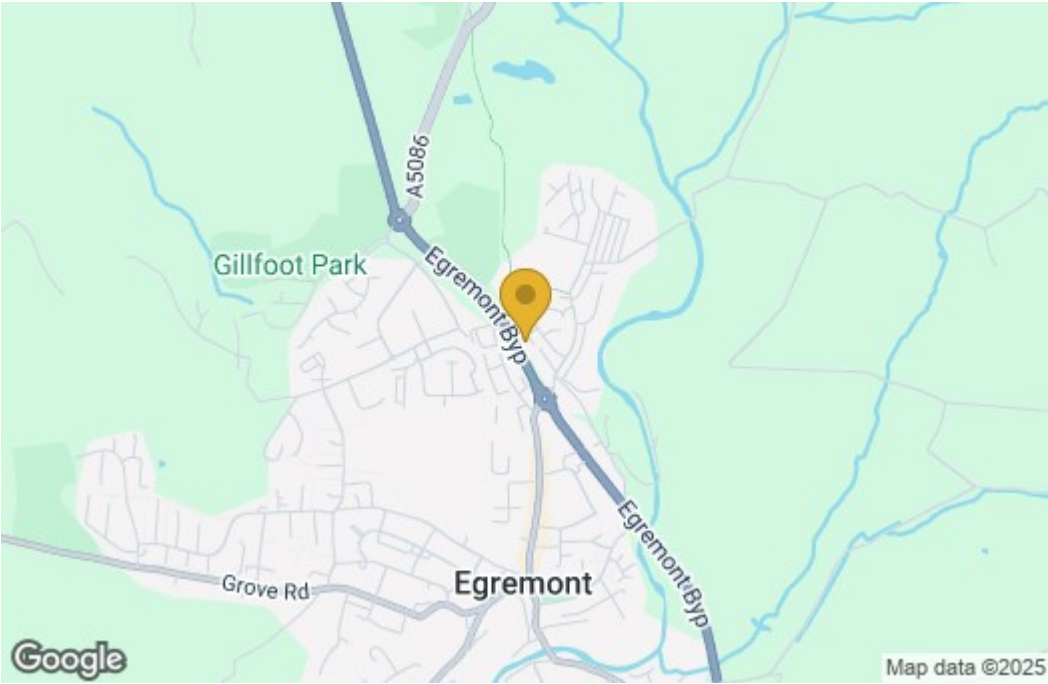
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

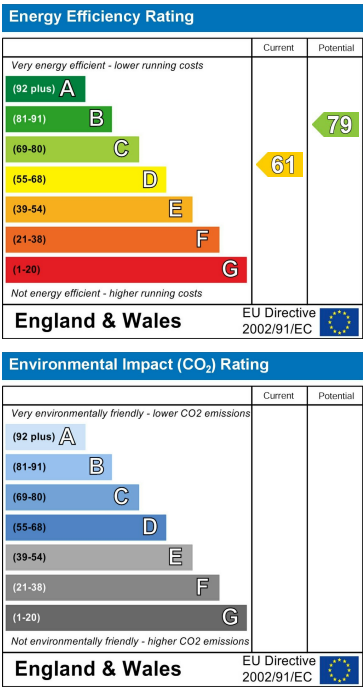
Floor Plan



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