



19 Castlegarth
Sedbergh, Cumbria LA10 5AN

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



19 Castlegarth

Sedbergh, Cumbria, LA10 5AN

NO CHAIN - 19 Castlegarth is a first floor flat on the Castlegarth estate situated within walking distances to enjoy all Sedbergh's amenities.

Internally the property presents as a spacious, light and airy flat through-out. There is a good-sized entrance hallway providing access to all living accommodation. The lounge is well-proportioned and positioned to the front, enjoying fantastic views over the beyond fells. The kitchen is at rear and has a range of cream wall and base units, stainless-steel sink with space for an oven and a washing machine. There is also ample room for dining table and chairs. In addition, there are two double bedrooms, both benefiting integrated cupboards and to finish a 3-piece white bathroom suite with a W.C, wash hand basin and bath with shower taps

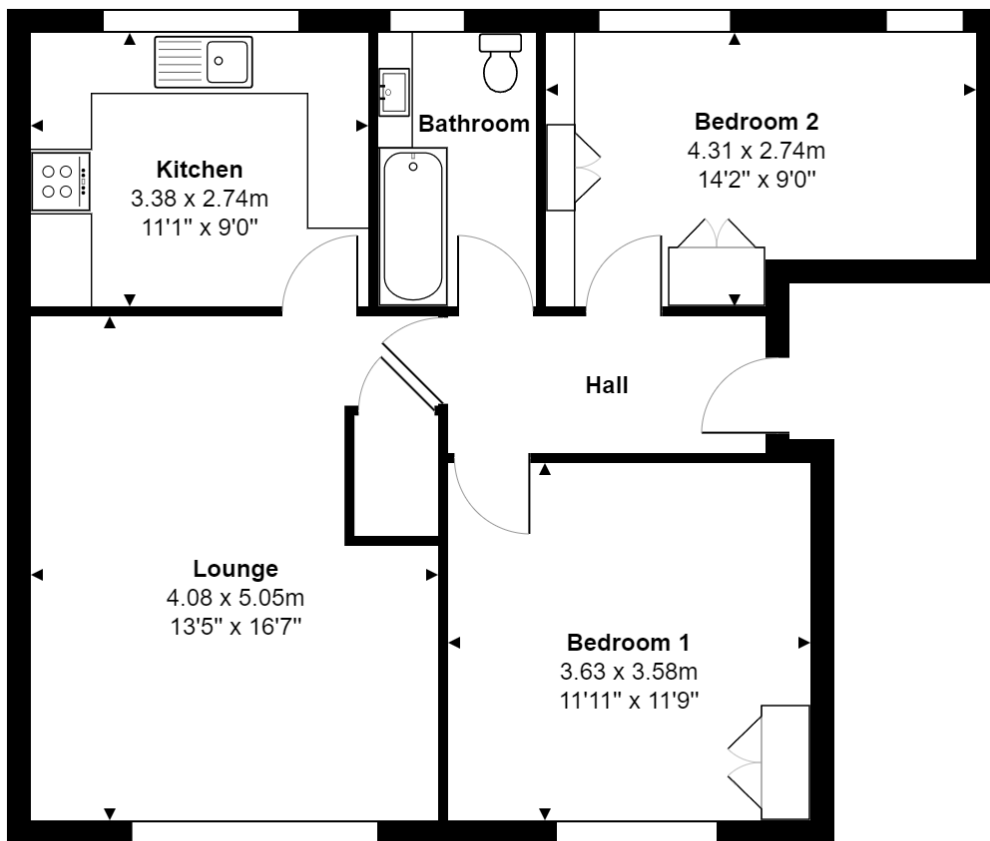
The flat is carpeted through-out and neutrally decorated making it ready to move into. Externally, there is a good-sized stone-built storage shed. Also, 2 shelved cupboards on the landing area just outside the front door of the flat.

Number 19 Castlegarth has a 157 local occupancy restriction, requiring any potential purchasers to have lived or worked in Cumbria for 3 + years.

Viewings highly recommend to appreciate this space.

Guide price £120,000





First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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SERVICES

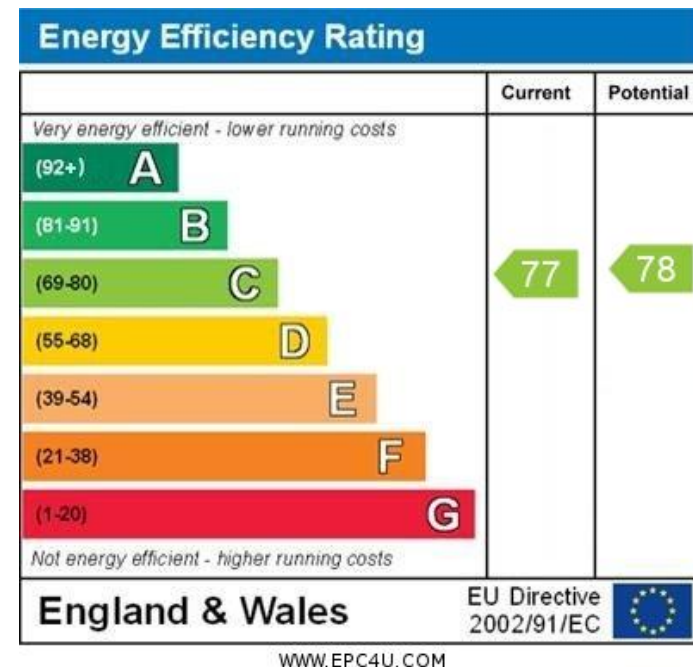
Mains gas, electric, water and drainage.

TENURE

We are advised by the vender that the property is Leasehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band A.



SERVICE CHARGE

£559.46 per annum.

GROUND RENT

£10 per annum.

DIRECTIONS

From Cobble Country offices on the Main Street of Sedbergh, head to the end of Main Street and take a left following the road passed the fire station. Take the first left after the fire station onto the Castlegarth estate. Continue up the estate and bear left around the corner. Number 19 Castlegarth is in the middle block of flats towards the left hand side on the first floor. Parking is on the road side.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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