



12 Horsman Court, Cockermouth, CA13 0HQ

Guide Price £120,000

PFK

The Property

An extremely well presented, two bed ground floor apartment. Situated close to Cockermouth town centre, 12 Horsman Court is a perfect, first time buyer, buy to let or bolthole property in a popular edge of National Park town.

The accommodation is light and welcoming and comprises lounge, contemporary kitchen, two double bedrooms and three piece bathroom with shower over bath. The electric heating system has recently been upgraded to a much more energy efficient system, and the property also comes with a dedicated parking space in the communal car park.

- Two bed ground floor apartment
- Modern kitchen and bathroom
- Just off town centre
- Private parking to rear
- Fantastic FTB or BTL property
- Council Tax Band A
- Tenure: Leasehold
- EPC Rating D





The Location & Directions

Cockermouth, Cockermouth

Horsman Court is a very popular location, situated in the market town of Cockermouth in the borough of Allerdale, within the north west fringes of the Lake District. The level walk makes it convenient for the town centre, local schools and amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks and the thriving local restaurants and public houses.

Directions

From PFK office in Main Street, proceed towards Workington, passing The Trout Hotel on the right hand side. Cross the roundabout, take the next left onto Horsman Street and Horsman Court can be found on the right hand side.



ACCOMMODATION

Lounge

16' 0" x 11' 5" (4.87m x 3.48m)

Side aspect room with point for TV and space for sofa and dining table.

Kitchen

8' 10" x 7' 2" (2.70m x 2.19m)

Base and wall units in grey finish with complementary dark granite effect counter top. Stainless steel sink with drainage board and mixer tap, four burner counter top ceramic hob with extractor fan over and stainless steel splashback, separate electric oven grill, plumbing for under counter washing machine.

Bedroom 2

10' 6" x 7' 1" (3.20m x 2.17m)

Side aspect double bedroom.

Bedroom 1

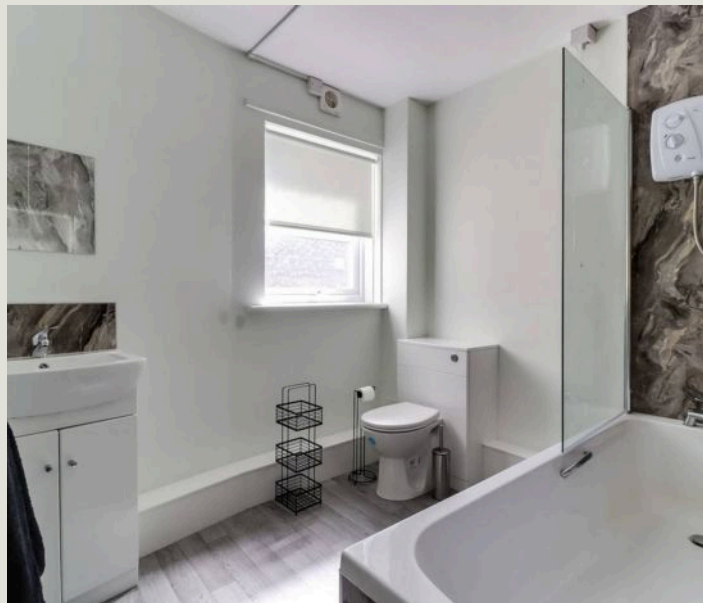
13' 6" x 11' 6" (4.12m x 3.50m)

Side aspect double bedroom.

Bathroom

6' 9" x 8' 6" (2.05m x 2.60m)

Three piece suite with shower over bath, WC and wash hand basin in built in vanity unit.





Allocated parking

1 Parking Space

Allocated parking space within private car park at rear of property

ADDITIONAL INFORMATION

Services

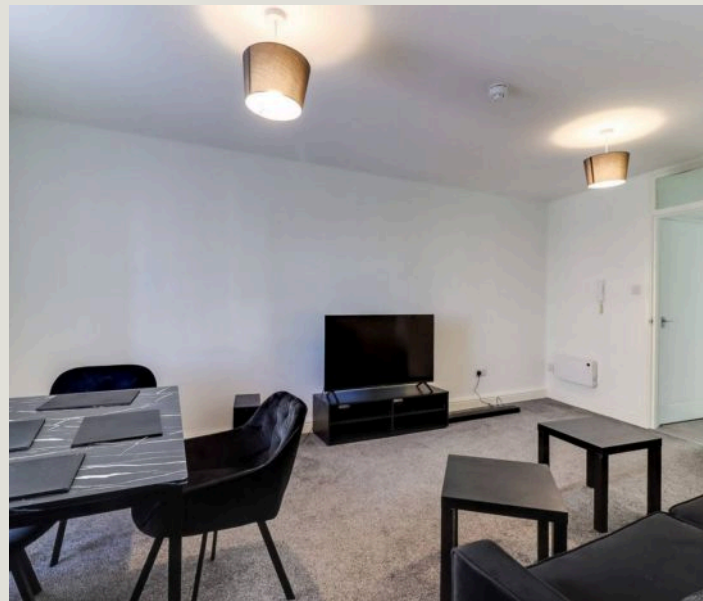
Mains electricity, water & drainage; electric heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Leasehold Information

The property has a 299 year lease which commenced in 2015. Annual service charges are payable of approx. £900 which cover maintenance and insurance.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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