



**8 Braithwaite Court, Egremont, CA22 2DN**

Guide Price **£95,000**

**PFK**



## 8 Braithwaite Court

### The Property

CHAIN FREE and ready to move into, this well presented first floor apartment is perfect for first-time buyers, investors, or downsizers alike. Tucked just off the main street in Egremont, Braithwaite Court offers a rare combination of space and convenience, with three double bedrooms, a generous living/dining area, separate breakfasting kitchen, and a private balcony overlooking the shared courtyard.

The property also comes with an allocated parking space, and is being sold with no onward chain. Positioned just a short walk from Egremont's local shops, amenities, and transport links, the apartment is also within easy commuting distance of major employers such as Sellafield and west Lakes.

Early viewing is highly recommended.

- 3 bedroom first floor apartment
- 3 double bedrooms
- Perfect for first time buyers or BTL
- Allocated parking space
- Council Tax: Band B
- EPC rating C



## 8 Braithwaite Court

### Location & Directions

Braithwaite Court is situated just off the Main Street in Egremont, placing it within easy reach of everyday conveniences including supermarkets and cafes. The area is well served by local bus routes, and the nearby A595 provides excellent road access to Whitehaven, Cockermouth, and the Lake District National Park. Sellafield is approximately 10 minutes by car, making the location ideal for those working at the site or nearby business parks. For families, West Lakes Academy is also just a short walk or drive away.

### Directions

The property can be located using either CA22 2DN or [What3words///bookshelf.hypnotist.city](https://www.what3words.com/bookshelf.hypnotist.city)





**Entrance**

5' 3" x 2' 11" (1.60m x 0.90m)

The property is accessed via a uPVC front door leading into an entrance with stairs to the first floor hallway.

**Hallway**

9' 6" x 3' 3" (2.90m x 1.00m)

The apartment has been newly carpeted and freshly painted throughout providing neutral and modern decor.

**Living/ Dining Room**

11' 10" x 17' 5" (3.60m x 5.30m)

A large spacious front aspect reception room with space for dining.

**Kitchen**

11' 10" x 6' 7" (3.60m x 2.00m)

Fitted with matching wall and base units and complementary work surfacing. Integrated oven and 4 ring hob and extractor over. Stainless steel sink with drainer and mixer tap. Space for freestanding fridge/freezer and washing machine. Sliding patio doors to balcony overlooking the courtyard.

**Bathroom**

6' 7" x 9' 2" (2.00m x 2.80m)

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Tiled walls and laminate flooring. Obscured side aspect window.

**Bedroom 1**

11' 2" x 11' 10" (3.40m x 3.60m)

A large double bedroom with twin windows offering views over the surrounding fields. Built-in wardrobe with sliding mirrored doors.

**Bedroom 2**

11' 6" x 7' 7" (3.50m x 2.30m)

A front aspect double bedroom, housing the boiler.

**Bedroom 3**

6' 7" x 10' 6" (2.00m x 3.20m)

A front aspect double bedroom.





### Off street

1 Parking Space

The property benefits from one off road parking space.

### ADDITIONAL INFORMATION

#### Services

Mains gas, electricity, water and drainage. Gas central heating. Double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

#### Referrals and 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.

#### Lease Information

Lease term: 999 years from 1 May 1990. Annual ground rent payable of £200p/a with no service charge.







# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		
	79	79
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC







## PFK Estate Agency Cockermouth

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