



5 The Fallows, Cockermouth, CA13 0ET
Guide Price: £130,000

PFK

5 The Fallows

The Property:

Having been stylishly updated by the current owners, 5 The Fallows is a two bedroom first floor apartment which has been transformed into a contemporary space, perfect for a first time buyer, downsizer, landlord or even someone looking for a low maintenance bolt hole. The fantastic open plan layout has created a sociable space perfect for entertaining – where the newly installed kitchen with integral appliances blends seamlessly with the lounge and dining areas – even providing enough space for a four person table. Two double bedrooms – one with a built in wardrobe, a modern shower room with oversized walk in shower cubicle, a private terrace area and dedicated offroad parking space complete this perfect apartment. Located just off the town centre of the beautiful market town of Cockermouth, on the very edge of the Lake District you couldn't be better positioned. Book an early inspection to avoid missing out on this fantastic property.

- Two bedroom first floor apartment
- Fully modernised- open plan living
- Contemporary shower room
- Popular town centre location
- Dedicated parking space
- EPC band C
- Council Tax band A
- Tenure: Leasehold





5 The Fallows

Location & directions:

Cockermouth is a charming market town in Cumbria, situated at the confluence of the river Derwent and the river Cocker. Known for its picturesque streets, historic buildings, and independent shops, it offers a mix of traditional charm and modern amenities. The town has good schools, a range of cafes and restaurants, and hosts a variety of local events. Surrounded by stunning countryside and close to the Lake District, it's popular with walkers and outdoor enthusiasts, while still providing convenient transport links to larger towns and cities.

Directions

From our Cockermouth office head west on Main Street, past the Trout Hotel and then turn right into New Street. On the left hand side of the street, turn under the arch halfway down New Street into The Fallows, the turn left and the property can be found on the first floor at the end of the courtyard.



ACCOMMODATION

Lounge-Dining Area

20' 0" x 9' 1" (6.10m x 2.77m)

A light and airy rear aspect room with French doors to the terrace, decorative coving, point for tv and open plan access to the dining-kitchen area

Open Plan Kitchen

8' 8" x 9' 9" (2.65m x 2.96m)

Rear aspect open plan dining kitchen which leads into the lounge. Composite external door with double glazed insert. Newly installed kitchen fitted with a range of base and wall units in a grey high gloss finish and complementary stone effect countertop, four burner countertop mounted ceramic hob, separate combi electric oven grill, integral washing machine and fridge freezer, stainless steel sink with drainage board and mixer tap, pendant lighting and space for a four person dining table.

Bedroom 1

10' 11" x 9' 10" (3.34m x 2.99m)

Front aspect double bedroom with decorative coving and built in wardrobes.

Bedroom 2

7' 8" x 8' 11" (2.34m x 2.72m)

Front aspect bedroom with decorative coving.

Shower Room

6' 4" x 5' 9" (1.94m x 1.76m)





Balcony

A private terrace area with storage space.

Allocated Parking

1 Parking Space

1 allocated parking space within the courtyard.

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

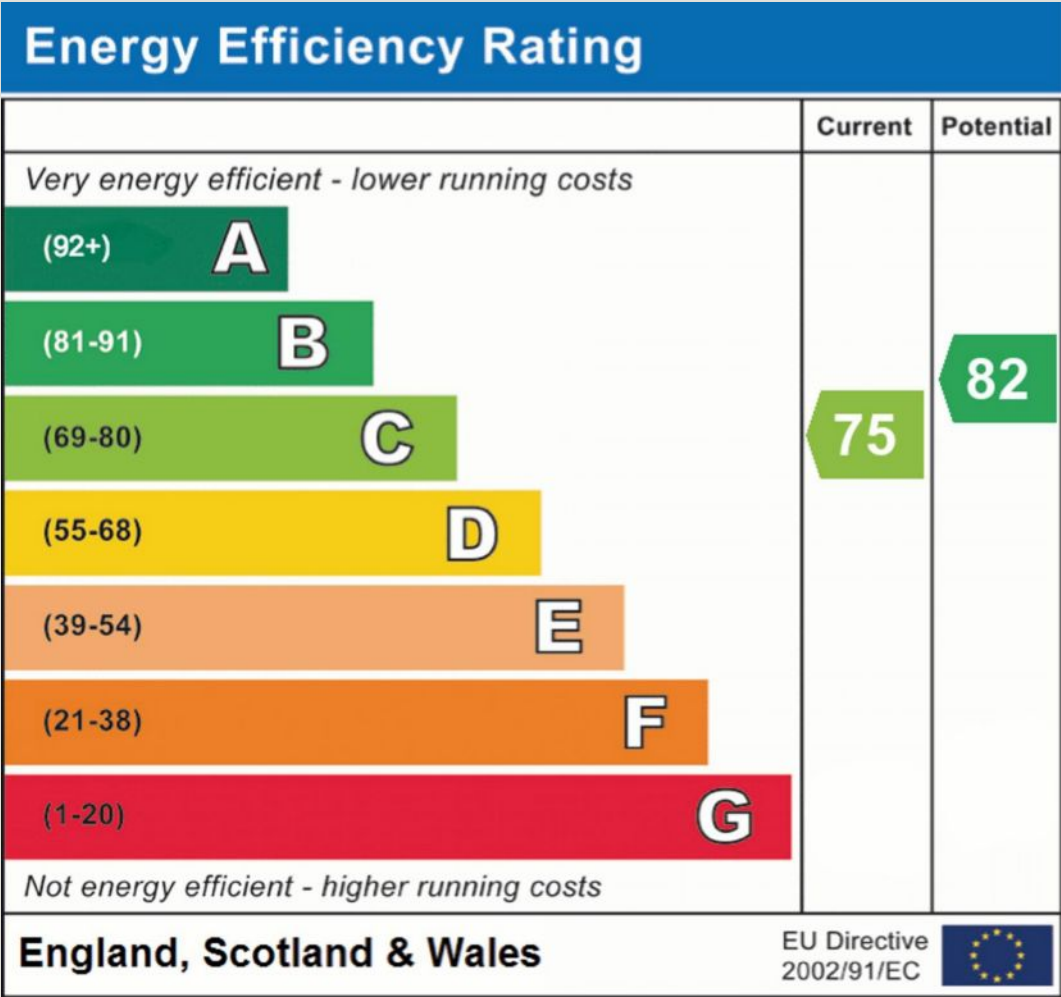
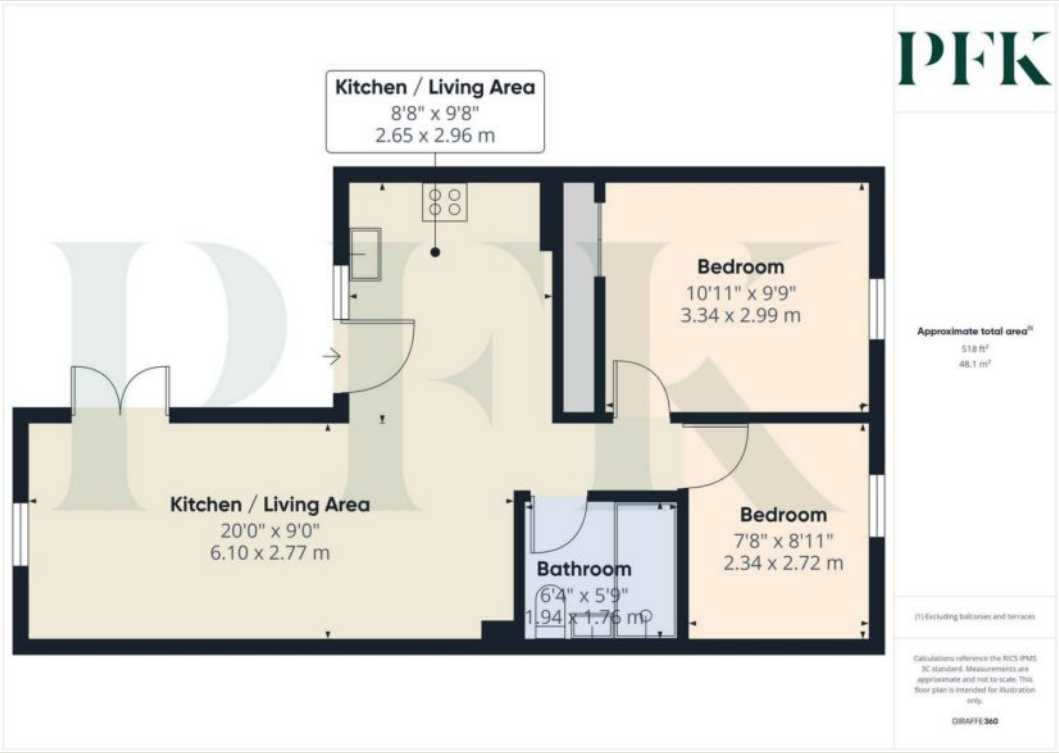
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Leasehold details

The term of the lease is 500 years from 1 April 1989

Service charges are £51.58 per month







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