



**Just a gentle stroll to the attractive
Cockermouth town centre**

**Would also be ideal for a first time buyer, or
someone looking to downsize**

Located in an attracti

**Spacious, well presented lounge and two
double bedrooms**

Has plenty of storage space throughout

**Looking for an investment? Can be
purchase with a sitting, long term tenant**

In excellent condition throughout

**Located in an attractive, popular
development**

**Modern and kitchen and bathroom in great
condition**

Benefits from allocated parking

Welcome to this charming 2-bedroom property, perfectly situated for those seeking both convenience and comfort. Nestled just a gentle stroll away from the alluring Cockermouth town centre, this property offers the best of both worlds - a peaceful retreat within reach of bustling amenities.

Whether you are looking for an investment opportunity or a cosy home to call your own, this flat ticks all the boxes. Currently occupied by a reliable long-term tenant, this property provides a hassle-free investment option with the promise of steady income. For those looking to take their first step onto the property ladder or for those wanting to downsize, this flat offers a warm and welcoming space to make your own.

Step inside to discover a well-maintained interior that exudes a sense of comfort and style. The spacious lounge is perfect for relaxing after a long day, while the two double bedrooms offer a peaceful setting for a good night's sleep. The modern kitchen and bathroom are in fantastic condition, making every-day living a breeze.

Storage space is always a plus, and this flat does not disappoint. With plenty of room to store your belongings, you can keep your living space clutter-free and organised. No need to worry about parking, as this property comes with allocated parking for your convenience.

Located in an attractive and popular development, this flat is not just a place to live - it's a community waiting to welcome you. The friendly neighbourhood atmosphere adds to the appeal of this property, making it a delightful place to call home.

When it comes to location, this flat truly shines. Just a short 15-minute drive will take you to the stunning coast, offering endless opportunities for seaside adventures. If you're a fan of the great outdoors, the fells and lakes are also within easy reach, providing the perfect backdrop for exploring nature's beauty.

In conclusion, this 2-bedroom flat is a fantastic opportunity for those looking for a well-maintained property in a sought-after location. Whether you're an investor looking for a reliable income stream or a homeowner seeking a cosy abode, this flat has something for everyone. Don't miss out on the chance to make this wonderful property your own - schedule a viewing today and start picturing yourself living the good life in this charming property.



SELLING WITH FIRST CHOICE MOVE

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





