



Flat 7 John Dalton House, Challoner Street, Cockermouth, CA13 9QS

Guide Price **£130,000**

PFK

Flat 7

The Property:

Step inside this beautifully presented two bedroom duplex apartment, where contemporary design meets everyday comfort in a truly inviting space. The heart of the home is the open plan living area, thoughtfully designed with a sleek, modern kitchen featuring stylish units, integrated appliances, and warm wood effect countertops that make both cooking and entertaining a delight. Wooden flooring runs throughout, adding a touch of elegance and warmth, while a skylight bathes the space in ample natural light, creating a bright and airy atmosphere perfect for relaxing or hosting friends.

The modern bathroom is fitted with a full sized bathtub and shower over, providing the perfect place to unwind after a long day. With its combination of smart, high quality finishes and a sociable, open layout, this flat is ideal for first time buyers, couples, or anyone seeking a stylish urban retreat. Early viewing is highly recommended, as properties of this standard rarely stay on the market for long.





Flat 7

Location & Directions:

Situated on Challoner Street in a converted hotel building, just off Cockermouth's bustling Main Street with its array of shops and services, pubs, cafes and restaurants.

Directions

Proceed along Main Street toward Market Place and Challoner Street is the first turning on the right hand side after Station Street, where the property is located on the right hand side.

- Two bed duplex apartment
- Light & airy open plan living
- Handy town centre location
- Converted historic hotel building
- Cool Loft style living
- EPC rating D
- Council Tax: Band B
- Tenure: Leasehold



ACCOMMODATION

Hallway

8' 6" x 14' 6" (2.59m x 4.41m)

Accessed via wooden external door from communal hallway. Laminate flooring, built in understairs storage cupboard, stairs to first floor landing.

Bedroom

11' 0" x 8' 8" (3.35m x 2.64m)

Front aspect double bedroom with point for TV.

Bedroom

13' 1" x 8' 6" (4.00m x 2.59m)

Front aspect double bedroom with point for TV.

Bathroom

7' 1" x 7' 1" (2.16m x 2.15m)

Side aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin.

Tiled walls and floor, heated towel rail.

FIRST FLOOR LANDING

6' 2" x 3' 3" (1.89m x 0.98m)

Living Room

17' 5" x 15' 5" (5.31m x 4.70m)

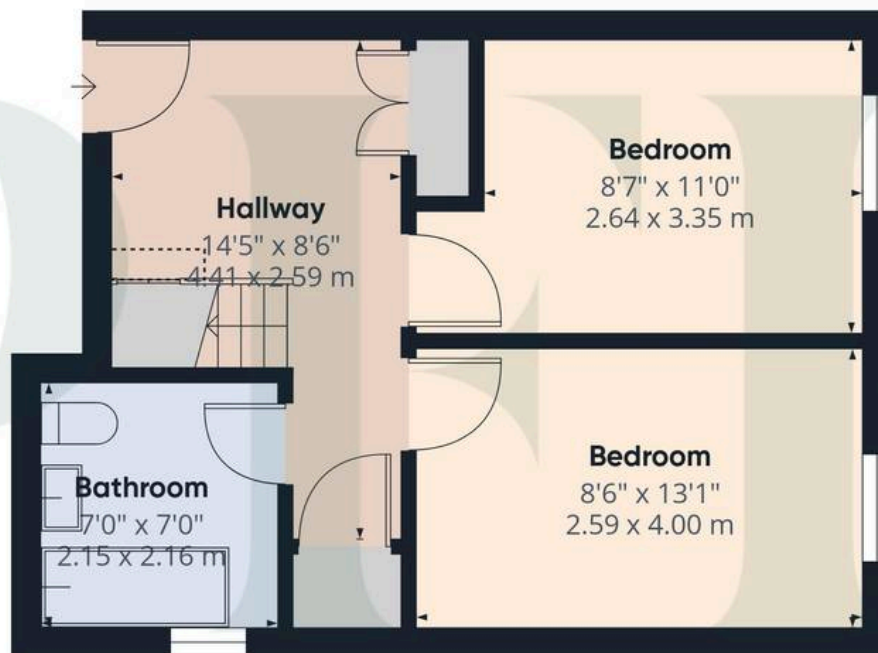
Light and airy open plan, dual aspect lounge with points for TV, telephone and broadband. Spotlighting and open access into kitchen.

Kitchen

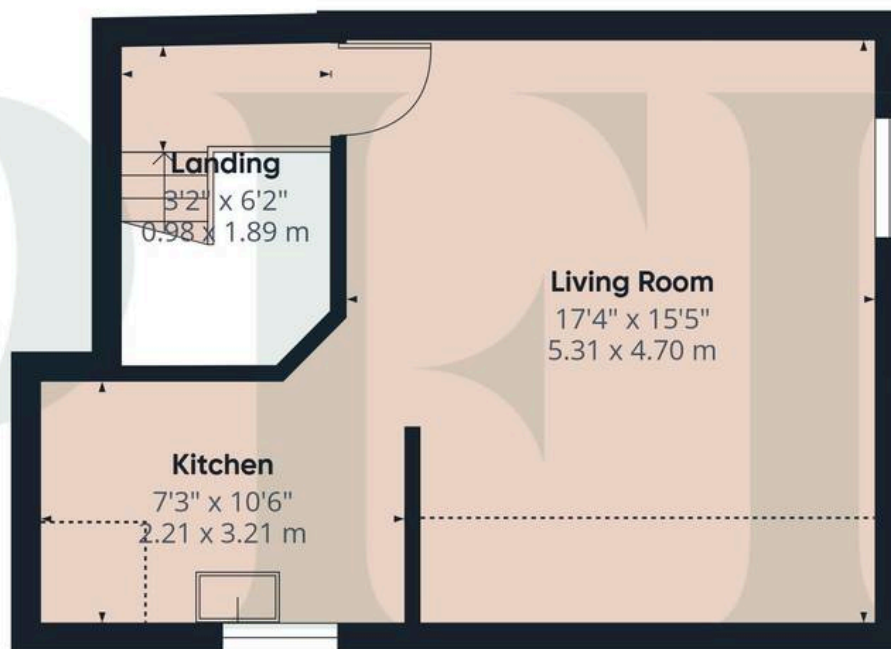
10' 6" x 7' 3" (3.21m x 2.21m)

Fitted with a range of base and wall units in a cream high gloss finish with complementary wood effect countertop, four burner ceramic hob with separate electric oven and extractor fan over. Integral fridge freezer, stainless steel sink with drainage board and mixer tap, plumbing for undercounter washing machine. Tiled splashback.





Floor 0



Floor 1



Approximate total area⁽¹⁾

729 ft²

67.7 m²

Reduced headroom

51 ft²

4.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; electric central heating; immersion heater for hot water; triple glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

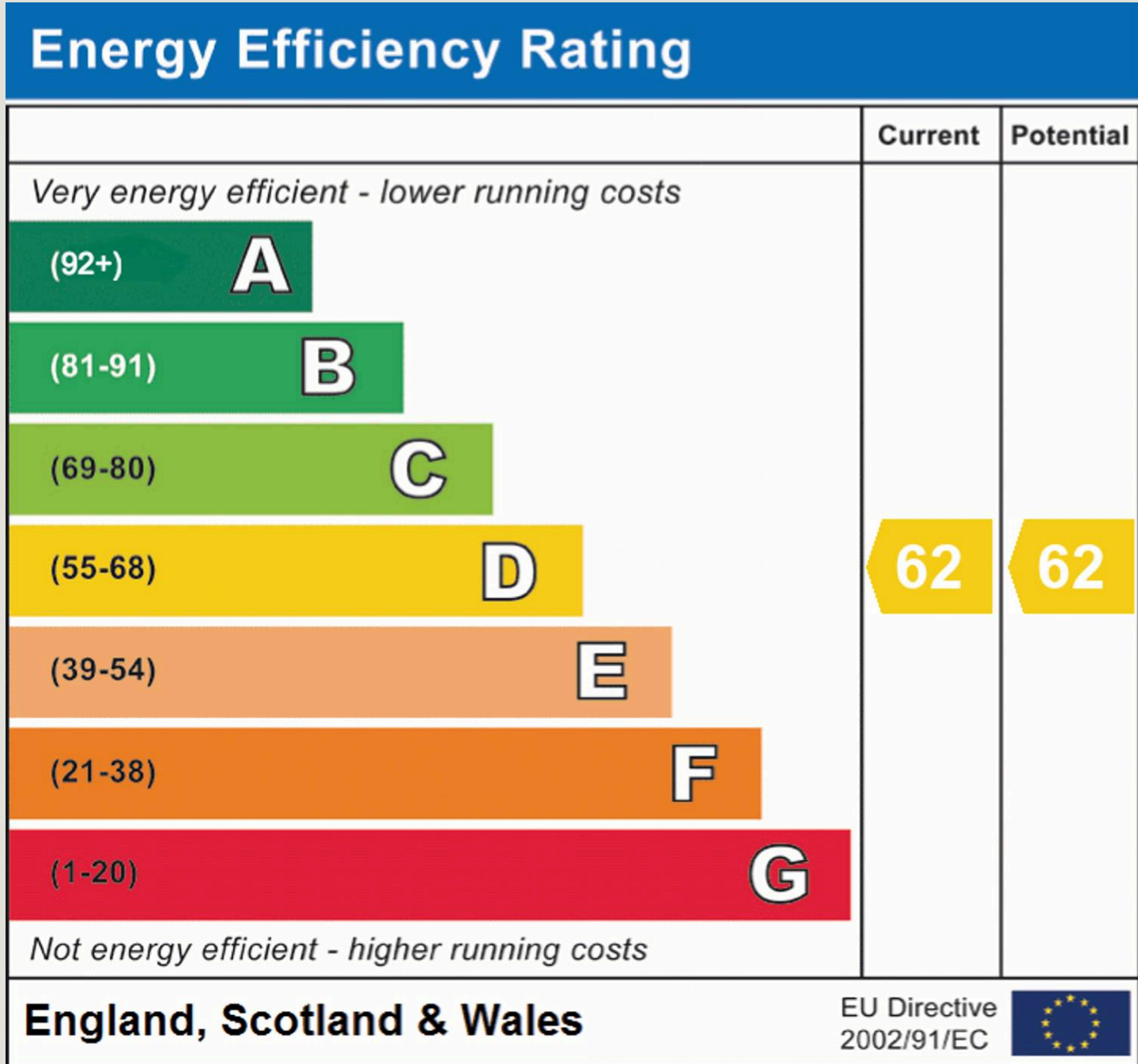
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Leasehold Information

The property is on a long term lease with 991 years remaining.





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