



GRISDALES

PROPERTY SERVICES



20 Pears House Duke Street, Whitehaven, CA28 7HR

£200,000

WAKE UP TO THE WATERFRONT Start your day with the wind in your hair and the sweet smell of fresh air. With the vibrant harbour just moments from your door — this stylish one-bedroom apartment offers the very best of coastal living.

This hugely popular development offers captivating views across Whitehaven Marina. Inside, the modern open-plan living space seamlessly combines lounge, dining and kitchen areas — perfectly allowing natural light to flow through. The generous double bedroom provides a peaceful retreat, complemented by a sleek, contemporary bathroom.

Further enhancing the appeal is secure gated access and underground parking for one vehicle, adding convenience and peace of mind. Opportunities in this location are always in demand — contact us on 01946 693931 to arrange your viewing today.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property is Leasehold and has a 999 year term starting from 01/01/2009. The property has an annual ground rent payable of £100.

The property has a current annual service charge payable of £3005.04

The property has underfloor heating.

COMMUNAL ENTRANCE

Stairs and lifts provided.

APARTMENT ENTRANCE

Via composite front door into:

HALLWAY



Storage cupboard, doors leading to:

BEDROOM

10'2" x 8'5" (3.10 x 2.58)



Double in size, front aspect double glazed window. Fitted wooden wardrobes with mirrors.

BATHROOM

7'9" x 4'10" (2.37 x 1.48)



Three-piece suite comprising of walk-in shower, WC and wash basin set within unit. Neutral wall and floor tiling, mirrored vanity unit for storage.

OPEN PLAN LOUNGE/KITCHEN/DINER

22'3" x 16'7" max (6.80 x 5.08 max)

Combination of laminate and tile flooring, TV and telephone points, patio doors leading to:

LOUNGE DINER



Laminate flooring, TV and telephone points, French doors leading to:

KITCHEN AREA



Fitted with a range of cream gloss wall and base units with complementary work surfaces, integrated electric oven and hob with extractor fan above, integrated fridge and separate freezer, inset sink with mixer tap, tiled flooring.

BALCONY



A large, tiled balcony area with views over Whitehaven Harbour.

PARKING



Allocated space, underground, covered area.

EXTERNALLY



DIRECTIONS

The property is located on Whitehaven's harbourside and Millennium Promenade. Follow the town's one way system to Strand Street; at the end of Strand Street, turn left and the building is on the corner.

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COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B.

VIEWINGS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

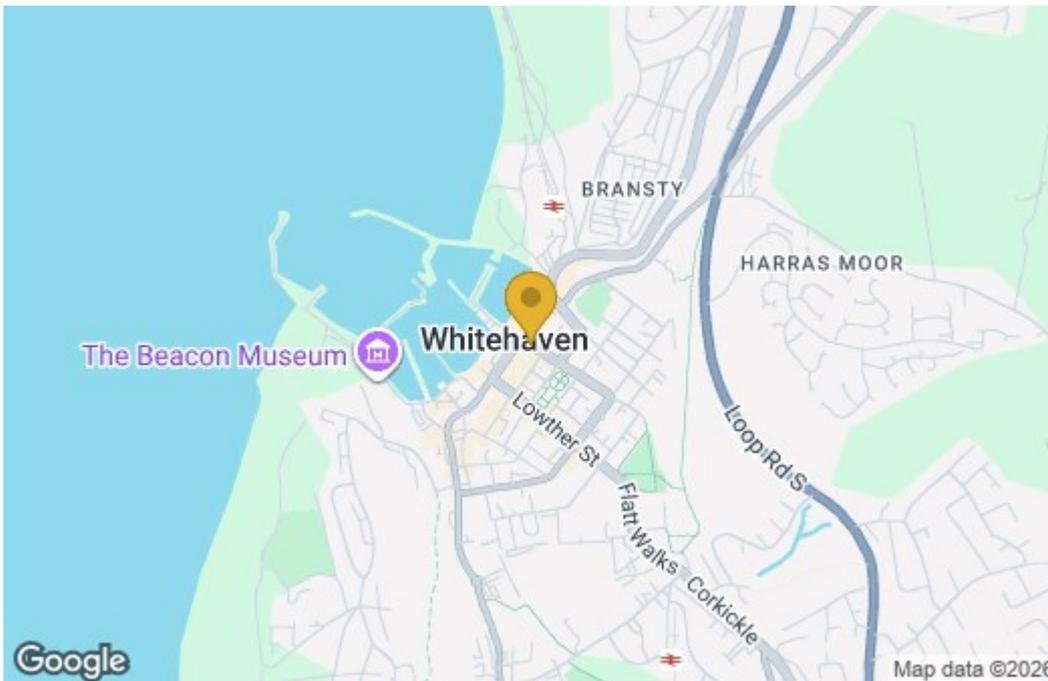
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

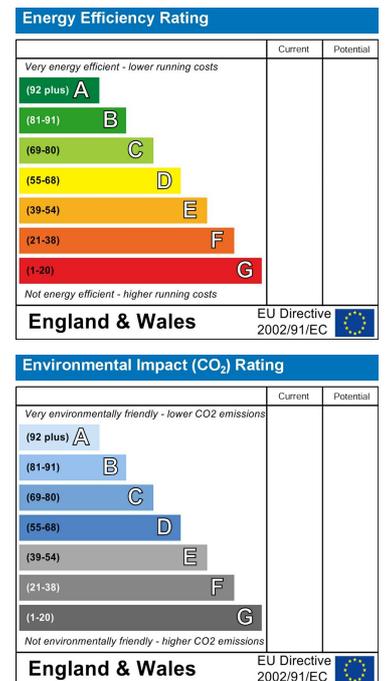
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.