



# GRISDALES

PROPERTY SERVICES



## 13 Station House, The Sidings, Cockermouth, CA13 9FR

**£250,000**

SNAP UP SOMETHING TRULY UNIQUE IN COCKERMOUTH!

This is a one-of-a-kind apartment where industry meets modern luxury.

Flooded with light, packed with space, and totally different, it's just minutes from the park, buzzing cafés, trendy eateries, great supermarkets and all the best our town has to offer.

Inside, two fabulously spacious double bedrooms (one with en-suite!), an open-plan lounge/diner/kitchen perfect for entertaining, and sleek communal spaces make this more than a home—it's a lifestyle.

Secure and with plenty of parking for you and your guests, this is where style, convenience and the wow factor collide!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

Double glazing.  
Central heating.  
Brushed chrome sockets and light switches.  
White painted doors throughout with brushed chrome ironmongery.

## COMMUNAL ENTRANCE HALL



Double doors (with a security intercom system) lead into a stylish and well equipped and furnished communal entrance hall which is shared with two other apartments. Stairs lead to a first floor landing giving access into the apartment.

## INNER HALLWAY

Spacious inner hallway with cupboard housing cylinder tank and pipe work, etc. Telephone point and access into all rooms and the loft.

## OPEN PLAN LOUNGE / DINING ROOM / KITCHEN

19'1" by 6'7" approx (5.83 by 2.02 approx)



A fabulous open plan room with five windows and a door to the balcony and fitted with white painted timber floor.

## LOUNGE / DINING ROOM



A lovely open area, triangular in shape with door onto the balcony. Television point. Painted wood flooring. Ample space for relaxing and dining.

## KITCHEN



Well fitted kitchen with a good range of base and wall units in off-white with chunky chrome handles, laminate worktop over and stylish splash back and includes 1.5 bowl sink unit, integrated fridge-freezer, concealed washing machine and dishwasher, slimline wine chiller, double electric oven with four-ring electric hob over and stainless steel extractor fan. Breakfast bar.

## BEDROOM ONE

14'4" by 11'0" approx (4.38 by 3.37 approx)



A spacious double bedroom to the front, triangular in shape. Three double windows overlooking the front with a lovely outlook up the driveway to the trees and rooftops in the distance.

## ENSUITE

4'7" x 5'0" (1.4 x 1.53 )



Fitted with shower enclosure with curved screen and chrome frame and wall-mounted chrome shower and attachments including handheld hose and rainfall shower, low-level WC and pedestal wash basin with chrome mixer tap. Touch mirror with light,, chrome ladder style radiator, tiled floor and part tiled walls.

## BEDROOM TWO

18'11" by 10'7" approx (5.78 by 3.23 approx)



A spacious bedroom with two windows overlooking the front.

## BATHROOM

5'6" x 6'9" (1.69 x 2.08)



Bath with clear screen and chrome frame, wall mounted chrome shower and attachments, including handheld hose and rainfall shower, low level WC and pedestal wash basin with chrome mixer tap, touch mirror with light, chrome ladder style radiator, beige tiled floor and part tiled walls.

## STORAGE CUPBOARD

6'7" by 5'9" (2.03 by 1.77 )

A large walk-in storage cupboard accessed from the hall.

## BALCONY



A lovely south-facing aspect and accessed from the lounge.

## PARKING



Parking for two cars.

## COMMUNAL GROUNDS



There is use of the communal grounds.

## DIRECTIONS



From the Main Street, proceed up Station Street and at Sainsburys go straight ahead up to the Cenotaph. Here, turn left and into the development known as The Sidings.

## COUNCIL TAX

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

## VIEWINGS

To view this property, please contact us on 01900 829977.

## 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.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## 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.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

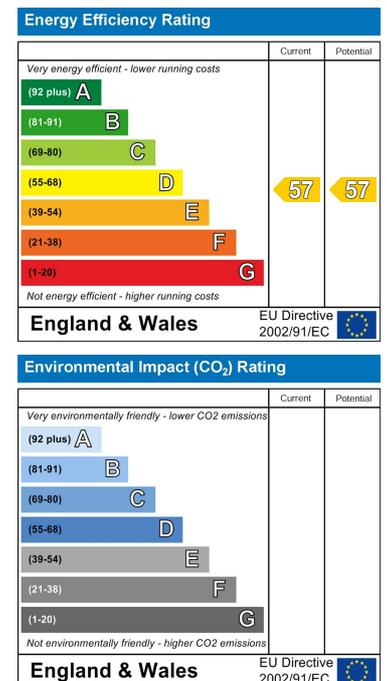
Floorplans for Studio flat for sale



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.