



# GRISDALES

PROPERTY SERVICES



## 2 Harbourside, Whitehaven, CA28 7LR

**£115,000**

CAN BE SOLD WITH TENANT IN SITU

Located in the picturesque Harbourside area of Whitehaven. This beautifully renovated, ground floor flat offers a great opportunity to live beside the sea. Take a walk up the harbour, maybe stop for a cheeky drink or bite to eat in one of our harbourside bars.

As you step into the property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests and a contemporary newly fitted Kitchen. The flat boasts two comfortable bedrooms alongside a modern three piece bathroom.

One of the highlights of this property is the private courtyard, a peaceful oasis where you can enjoy your morning coffee or unwind after a long day. Parking is always a concern, but worry not, as this property offers private parking for residents on a first come basis. Call us today to arrange a viewing on 01946 693931.

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

The property is leasehold effective from 1989, a 150 years are remaining. There is an £100 per calendar month service charge for the property. However the vendor has advised that no ground rent is payable. The property offers mains gas, electric and water supplies. The property has a water meter.

The property can be sold with a tenant in situ, current income of £725pcm.

## ENTRANCE

The property is accessed via its own entrance from the rear of the building, across the shared courtyard, door to:

## ENTRANCE HALLWAY

UPVC double glazed door, radiator, storage cupboard and doors leading to:

## LOUNGE

17'3" x 10'9" ( 5.28 x 3.28)



Beautifully presented, light and airy living space boasting double French doors to private rear garden. Two additional double-glazed windows and two radiators.

## KITCHEN

8'3" x 7'6" (2.54 x 2.29)



Newly fitted range of wall and base units with complementary work surfaces and white tiled splashback. Integral electric oven with hob and extractor hood over. Inset stainless steel sink unit, plumbing for the washing machine and double-glazed window.

## BEDROOM ONE

13'5" x 10'7". (4.09 x 3.25. )



Neutrally decorated double bedroom with double glazed window and radiator.

## BEDROOM TWO

8'9" x 6'11" (2.67 x 2.11 )



Generous single bedroom with double glazed window and radiator.

## BATHROOM



White three-piece suite comprising of a bath with shower over. WC, wash/hand basin, extractor fan and radiator.

## EXTERNAL



The added benefit of your very own enclosed garden and the possibility of off-road parking on a first come first serve basis.

## DIRECTIONS

The property can be found on whitehaven's historic harbour side looking over the Marina next to the waterfront.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

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 REGULA**

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

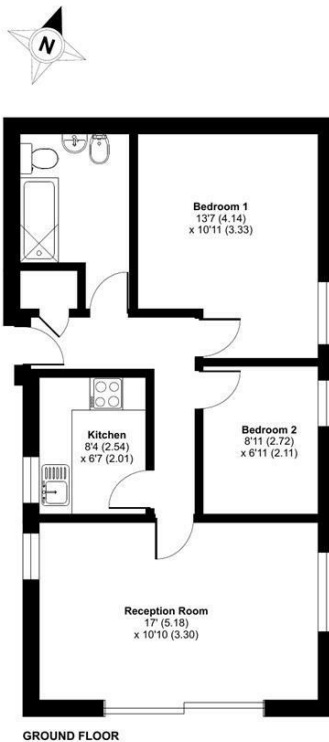
Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Harbourside, West Strand, Whitehaven, CA28

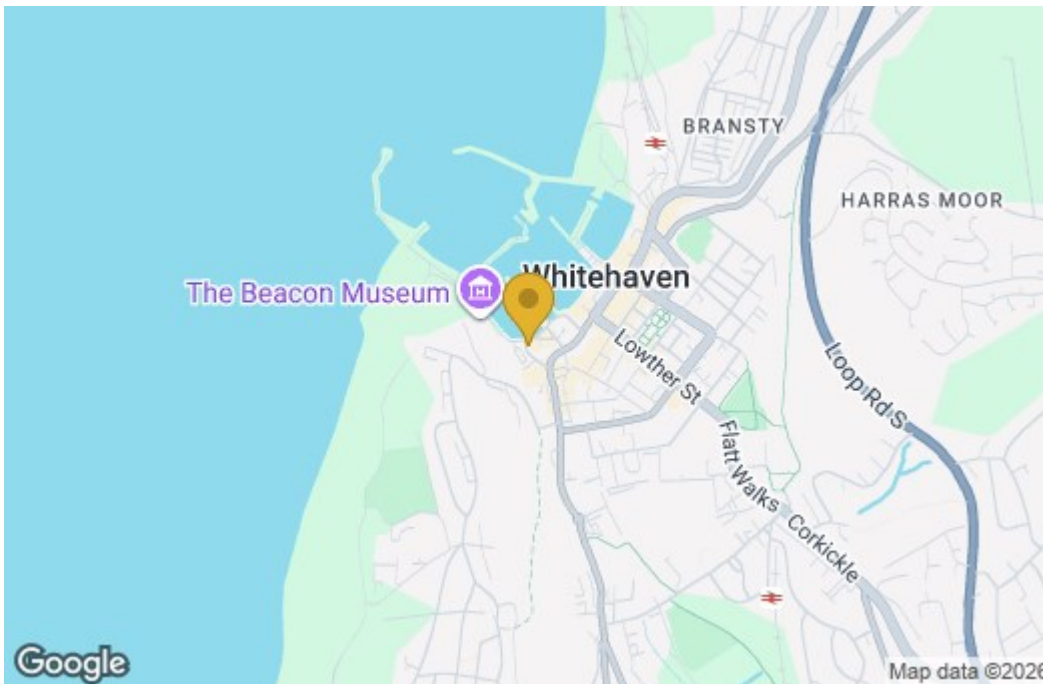
Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale

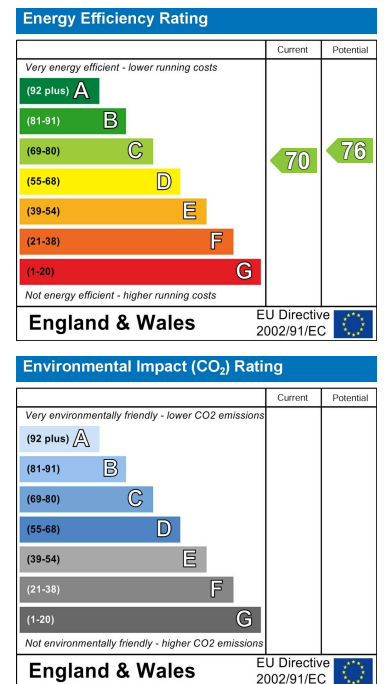


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024. Produced for Gradales. REF: 1415664

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.