



GRISDALES

PROPERTY SERVICES



40 Lancaster Court, Cockermouth, CA13 9GW

£385,000

We are thrilled to offer for sale what we understand to be the penthouse apartment within the prestigious Lancaster Court development, ideally positioned on the edge of town. Situated on the second floor, with access via lift or stairs, the property enjoys impressive westerly views over Cockermouth Castle and the surrounding countryside beyond. Set within the highly desirable McCarthy & Stone development, just a short stroll from the town centre, it is perfectly suited to those aged 60 and over seeking comfortable, low-maintenance living.

The communal areas are luxurious, stylish, safe, and secure, while the apartment itself, only a few years old, has been exceptionally well maintained and finished to a high specification throughout. A welcoming entrance hall with excellent storage leads into a beautifully appointed lounge/dining room, while the kitchen is modern and elegant, having been upgraded since original installation. The generous master bedroom benefits from a dressing room and en-suite bathroom, while the second bedroom and separate bathroom complete the accommodation perfectly. Further benefits include an allocated parking space.

Helping you find your perfect new home...

www.grisdales.co.uk

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WHAT YOU NEED TO KNOW

Electric heating with a new and very efficient boiler having been recently installed.

Double glazing.

The kitchen has been upgraded with high quality appliances since originally fitted.

ABOUT LANCASTER COURT



Lancaster Court, built by McCarthy & Stone, is a modern development of 40 superb apartments located just off the town centre and is for the Over 60's. It is beautifully presented throughout and the workmanship has been completed to a high specification with attention to detail being paramount. It offers first class space all designed to give easy living for residents and discreetly offers a 24/7 call system, house manager and high security.

As an owner you have the use of the communal areas such as the gardens and grounds as well as the stunning lounge, kitchen and balcony where many events are held.

COMMUNAL HALLWAY

The property is located at second floor level and access into the main communal area is via double doors and a security system. Doors lead into a beautifully maintained hallway with a lift to the second floor where this particular apartment is located.

INNER HALLWAY



A spacious and welcoming entrance hall with large walk in cupboard housing a new heating system.

LOUNGE/DINING ROOM

26'0" x 15'7" (7.94 x 4.75)



A fabulous room, facing westerly, with ample space for relaxing and eating, Delightful views over the Castle and river and opening into the kitchen.

KITCHEN

7'9" x 7'4" (2.38 x 2.26)



Well fitted and upgraded since originally installed this is a delightful kitchen with granite worktops and fitted with white gloss units with chunky chrome handles. It includes Neff appliances: integrated fridge/freezer, electric oven with combi oven over, hob and stylish extractor fan. Window to the side, tiled floor.

BEDROOM 1

15'5" x 10'1" (4.71 x 3.09)



Spacious double room with dressing room and door into ensuite.

EN-SUITE



Fitted with walk in shower with sliding door. Wash basin and w.c. set within white fronted vanity unit with shelving above. Tiled floor and part tiled walls.

BEDROOM 2

15'5" x 10'1" (4.71 x 3.09)



Double room

BATHROOM



Fitted with bath and includes w.c. and wash basin within vanity unit, good range of shelving, Tiled floor and part tiled walls.

PARKING

There is one allocated parking space within the covered area and other visitor parking is available.

EXTERNAL AREAS

Owners have use of the outside areas.

OUTLOOK



There is an open aspect in a westerly direction over countryside to Cockermouth Castle and The River Derwent.

DIRECTIONS



W3W///gangs.scornful.allow

Lancaster Court is located on Isel Road, just past the Community Hospital and this particular apartment is at second floor level.

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.

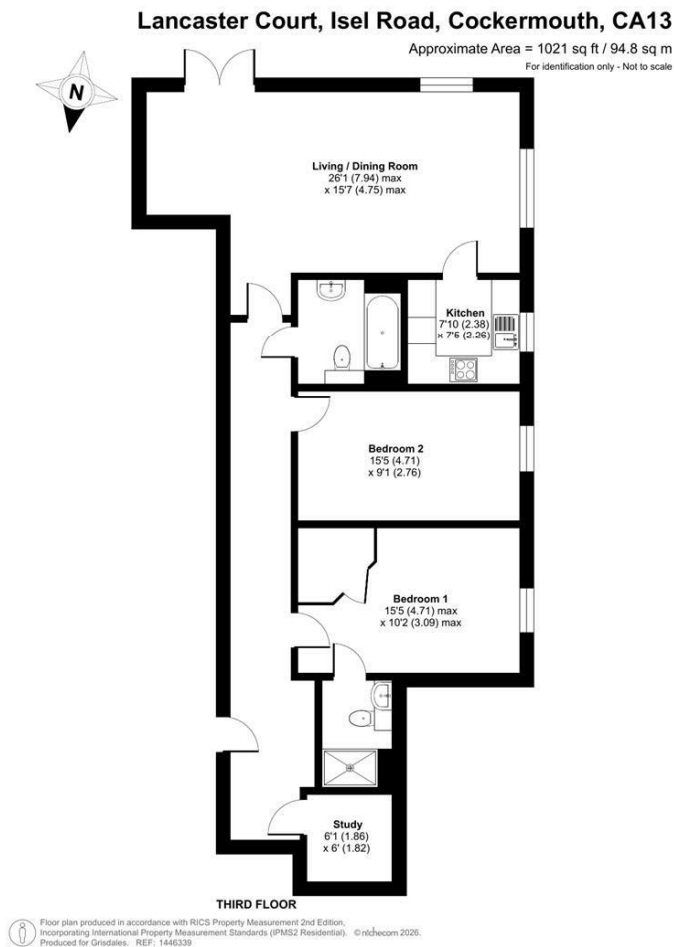
LEASE AND SERVICE CHARGES

The lease is for 999 years from 1.2.20 with 993 years remaining.

The annual ground rent is £495.00

The monthly service charges is £343.66 and includes: maintenance of common areas, decorating, cleaning, electricity, water and sewage rates, personal alarm, window cleaning, contingency fund, building manager costs, buildings insurance, common parts contents insurance, grounds upkeep.

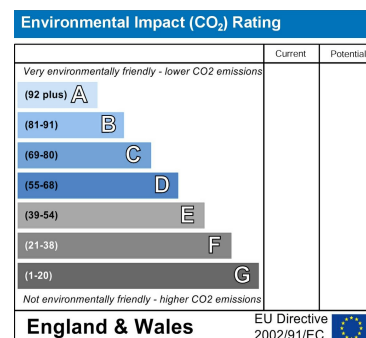
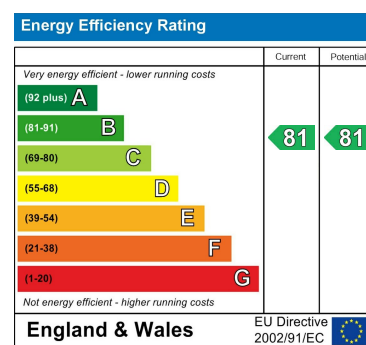
Floor Plan



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.