





15 Woodville Park, Cockermouth - CA13 0GW

£110,500 Leasehold

WELCOME TO YOUR NEW HAPPY PLACE!! Not only is it super stylish and full of light, but it's also wonderfully affordable thanks to the Affordability Scheme! (this means you pay 65% of its full market ...

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WELCOME TO YOUR NEW HAPPY PLACE!! Not only is it super stylish and full of light, but it’s also wonderfully affordable thanks to the Affordability Scheme! (this means you pay 65% of its full market value and it is subject to Local Occupancy Conditions) Positioned right in the heart of this modern development, this first-floor gem is the perfect spot to hang your coat and call home. You’ll love how quickly you can stroll into the town centre — bursting with quirky independent shops, buzzing cafés, lively bars, and delicious restaurants. Plus, with the river and park just a stone’s throw away, you’ll have the best of both worlds — town energy and peaceful green space! Add in secure parking and a beautifully maintained setting, and you’ve got a place that’s got it all. So go on... what are you waiting for? Your new home adventure starts here! *** NO CHAIN *** NO CHAIN *** NO CHAIN ***

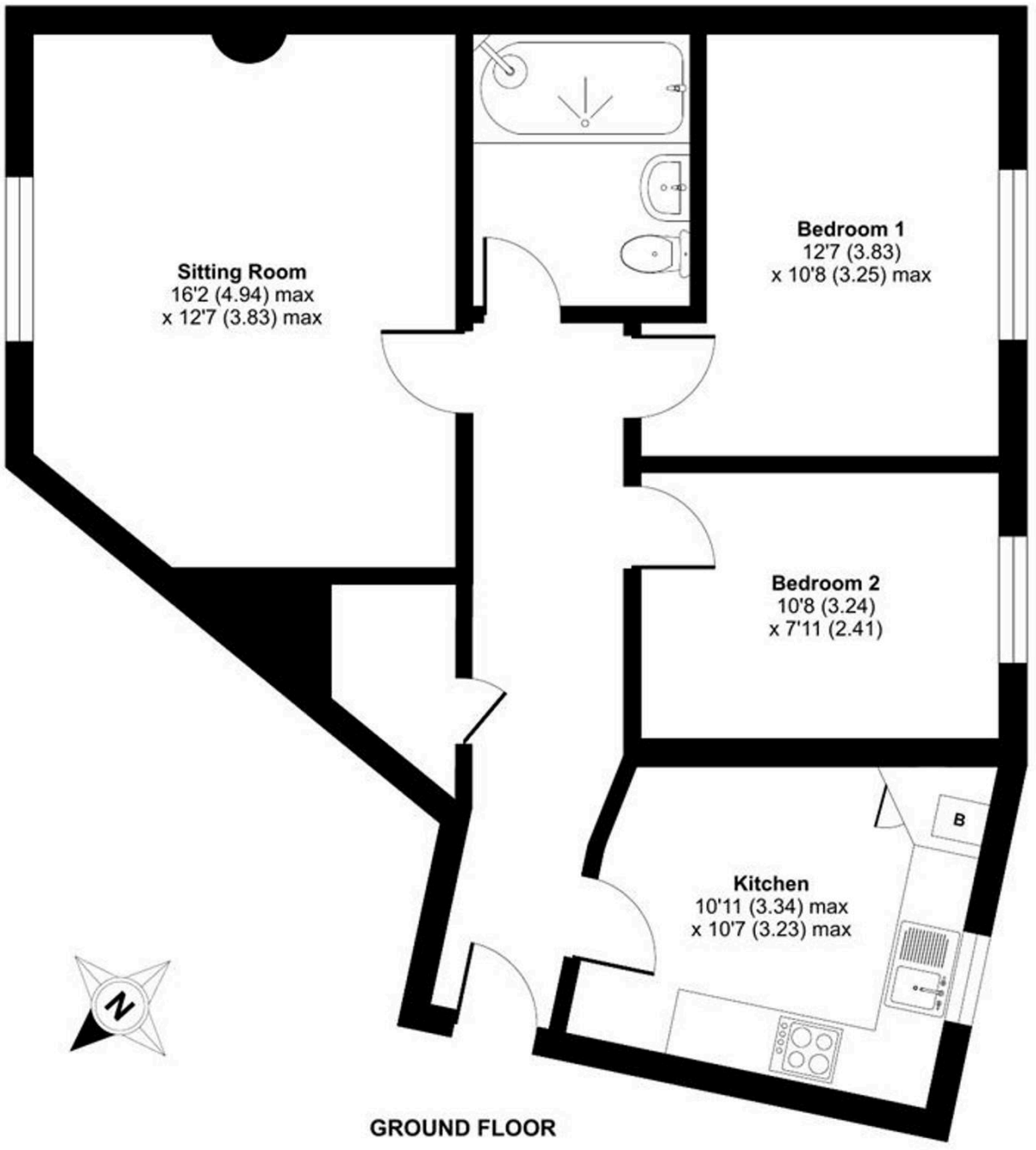

HOME



Woodville Park, Cockermouth, CA13

Approximate Area = 731 sq ft / 67.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Grisdales. REF: 1370704

You can include any text here. The text can be modified upon generating your brochure.







THINGS YOU NEED TO KNOW

Double glazing Central heating This is an Affordable Home which means you pay 65% of its full market value and it is subject to Local Occupancy conditions. You will need to submit an application form (available from the Council) and have it approved by the Council's affordability team and comply with their requirements. Please see https://www.allerdale.gov.uk/en/housing/find-home/affordable-housing for details.

ENTRANCE

The property is accessed into the communal area with stairs to the first floor.

ENTRANCE HALLWAY

A spacious entrance hall with wood effect flooring, useful walk-in cupboard, Enterview system and doors leading into all rooms.

LOUNGE

Dimensions: 4.94 x 3.83 (16'2" x 12'6"). Continuation of hall flooring. Television point. Modern electric fire in cream surround and large window overlooking Woodville Park and to the countryside in the distance.

KITCHEN

Dimensions: 3.34 (max) x 3.23 (max) (10'11" (max) x 10'7" (max. Fitted with a range of base and wall units in white gloss with chunky chrome handles, black laminate worktops, black and silver tiling. Includes electric oven, four ring electric hob over, white glass splash back, stainless steel and glass extractor fan and 1.5 bowl stainless steel sink unit. Plumbing for washing machine.





Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B













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