



## Flat 24 Catherine Mill, Whitehaven, CA28 7QT

**Shared Ownership £90,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

A rare opportunity has arisen as this very well presented two bedroom apartment becomes available in Catherine Mill. With neutral and modern touches throughout, this home is ready for someone to put their own stamp on. With large open plan lounge diner leading into a bright and spacious kitchen, the space needs to be viewed to be appreciated. The two bedrooms compliment the interior incredibly well, leading through from a welcoming hallway and fully equipped bathroom. Please call us today on 01946 693931 to arrange a viewing.

## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating and double glazing, mains water and drainage.

The property is Leasehold and has a current lease of 99 years starting from 1992, 67 years remaining.

This shared ownership property (75%) is restricted to purchasers over 55, subject to prior approval by Castle and Coasts by way of an application form. Current homeowners will also need to sell their existing property before buying. If a prospective purchaser has a house to sell, Castles and Coasts would consider letting them purchase at Catherine Mill on the understanding that their current property will be actively marketed until sold.

No pets allowed in the building.

There is no rent to pay on the property. The total charge payable to Castles and Coasts is currently £346.79 per month.

## ENTRANCE

The property is located on the second floor and can be entered via white wooden door into:

## HALLWAY

Radiator, telephone point, intercom system and doors leading to:

## LOUNGE/DINER

17'5" x 13'10" (5.31 x 4.23)



Two radiators, rear aspect double glazed panel window, TV and telephone points.

## KITCHEN

10'0" x 7'4" (3.07 x 2.26)



Range of cream wooden wall and base units, stainless steel sink and drainer unit, plumbing for washing machine, beige wall tiles surrounding, large rear aspect double glazed panelled window, radiator.

## BATHROOM

5'11" x 5'6" (1.81 x 1.69)



Three piece suite comprising of bath, WC and sink. Radiator and no window.

## BEDROOM ONE

12'4" x 10'2" (3.78 x 3.12)



Large rear aspect double glazed panel window, radiator, double in size.

## BEDROOM TWO

9'9" x 7'11" (2.98 x 2.42)



Large rear aspect double glazed panel window, radiator, single in size.

## EXTERNALLY



There is no allocated parking space, but the new owner will be given a parking permit.



## DIRECTIONS

Using the one way system in Whitehaven Town Centre, turn left at the traffic lights on Scotch Street. Continue following the road round and take the next right with the library on the right hand side. Follow the road passing Morrisons on the left and then you will see Catherine Mill on the left after the car parks on the left hand side and opposite the Cumberland Council building to the right.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) 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 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.

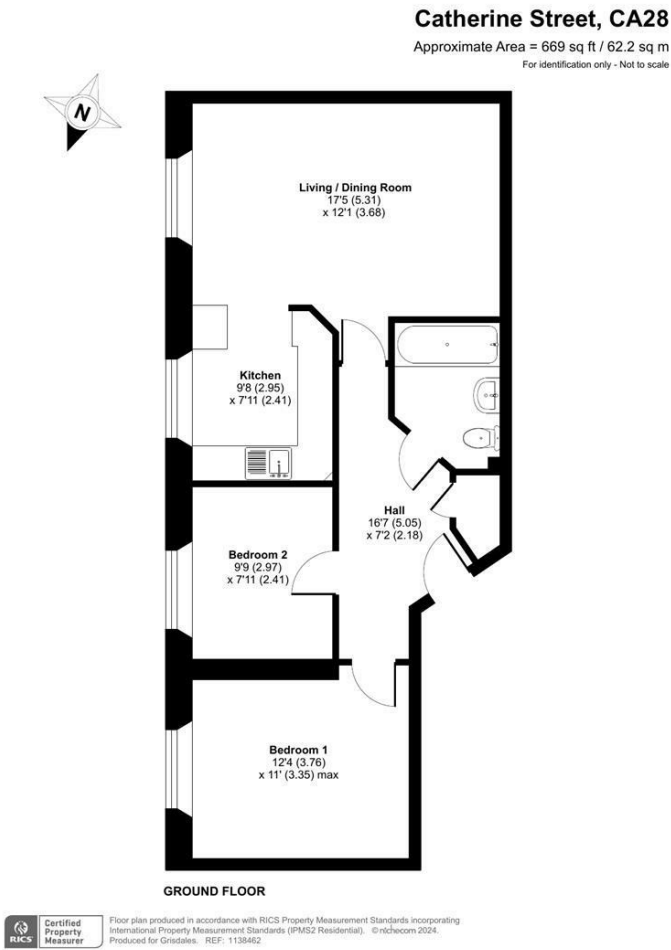
## MORTGAGE ADVICE

Grisdales are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. 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. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

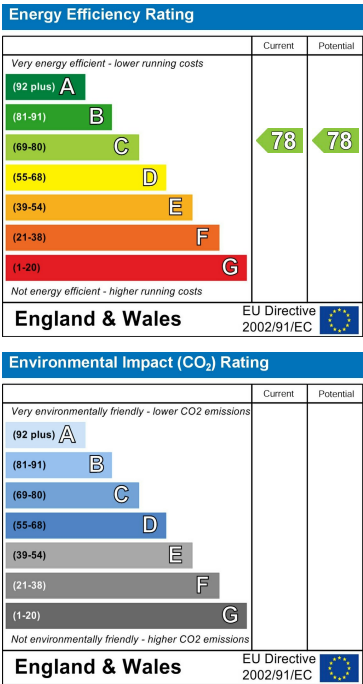
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.