



5c Castlegate, Cockermouth, CA13 9EU

Guide Price £115,000

PFK

5c Castlegate

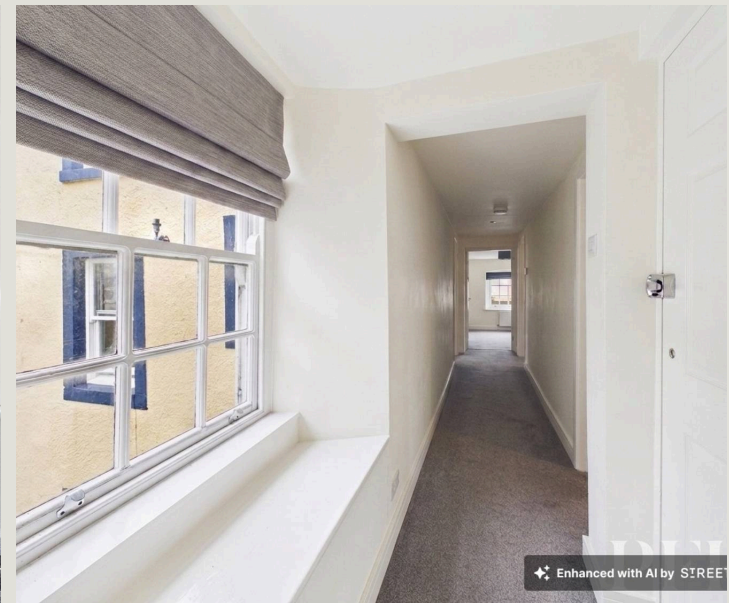
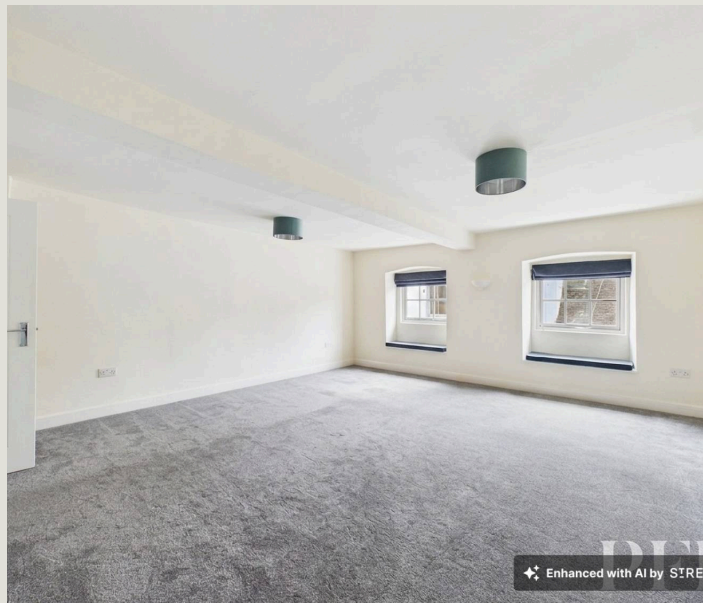
The Property:

Stylish, contemporary and beautifully presented throughout, this exceptional second floor apartment occupies a prime position in one of Cockermouth's most historic and sought after locations.

Just moments from the Market Place and Main Street, you'll have an excellent selection of cafés, restaurants, pubs and independent shops right on your doorstep.

Fully refurbished in 2019 and impeccably maintained since, the apartment seamlessly blends modern finishes with the character of the building. Accommodation comprises hallway with useful storage, leading to a spacious living room with two large windows enjoying views towards Castlegate and the church. The well appointed kitchen and bathroom have been thoughtfully designed to complement the property's style, while the generous double bedroom offers far more space than you might expect.

Whether you're a first-time buyer looking for a home to be proud of or an investor seeking a quality addition to your portfolio, this superb apartment is one not to miss.





5c Castlegate

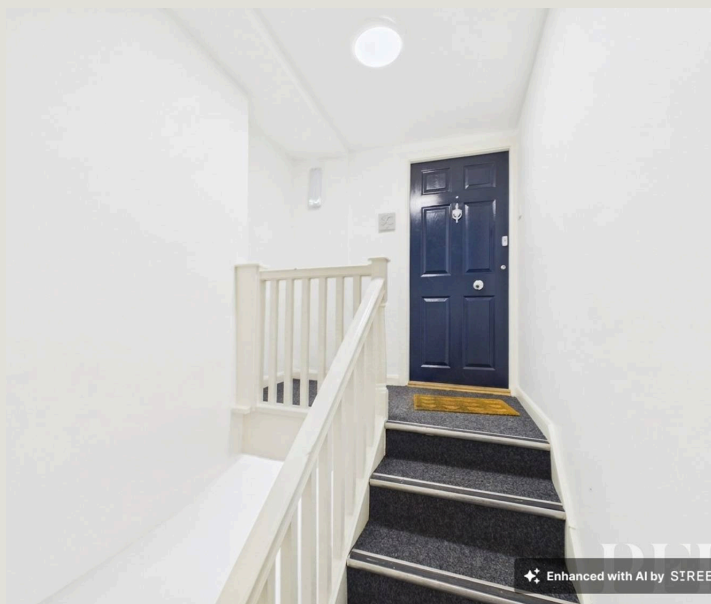
Location & Directions:

Cockermouth is a charming and historic market town on the edge of the Lake District National Park, renowned for its attractive Georgian architecture, vibrant independent shops, cafés and restaurants, and strong sense of community. Set at the confluence of the rivers Cocker and Derwent, the town offers an excellent range of everyday amenities, highly regarded schools, and superb access to some of Cumbria's most spectacular countryside, making it a popular choice for families, professionals and those seeking a relaxed lifestyle in a picturesque setting.

Directions

From PFK offices on Main Street head east towards the Market Place to Castlegate, where the property can be found down an alleyway on the left hand side.

- **Second floor 1 bed apartment**
- **Ideal FTB**
- **Potential rental income £700 pcm**
- **Turnkey condition**
- **Historic area of Cockermouth**
- **EPC rating C**
- **Tenure: Leasehold**
- **Council Tax: Band A**



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ACCOMMODATION

Hallway

22' 2" x 3' 4" (6.75m x 1.02m)

Lounge

17' 7" x 16' 5" (5.36m x 5.01m)

Kitchen

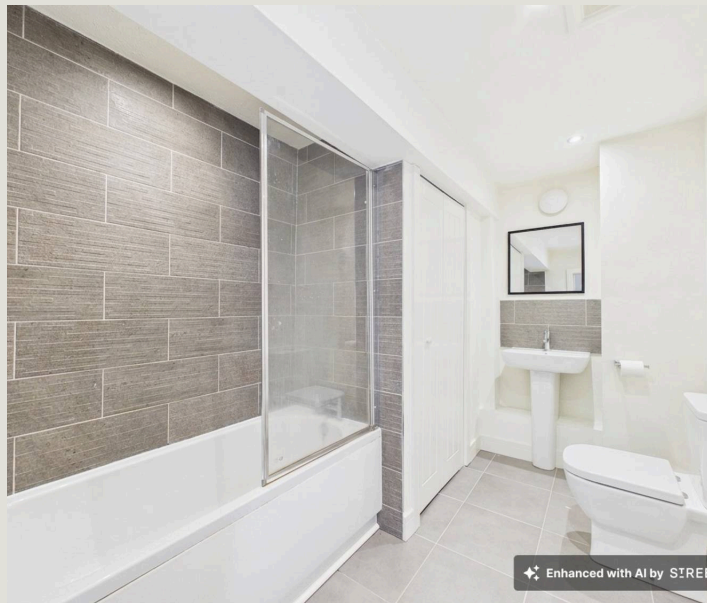
7' 7" x 10' 6" (2.30m x 3.21m)

Bathroom

6' 9" x 5' 2" (2.07m x 1.57m)

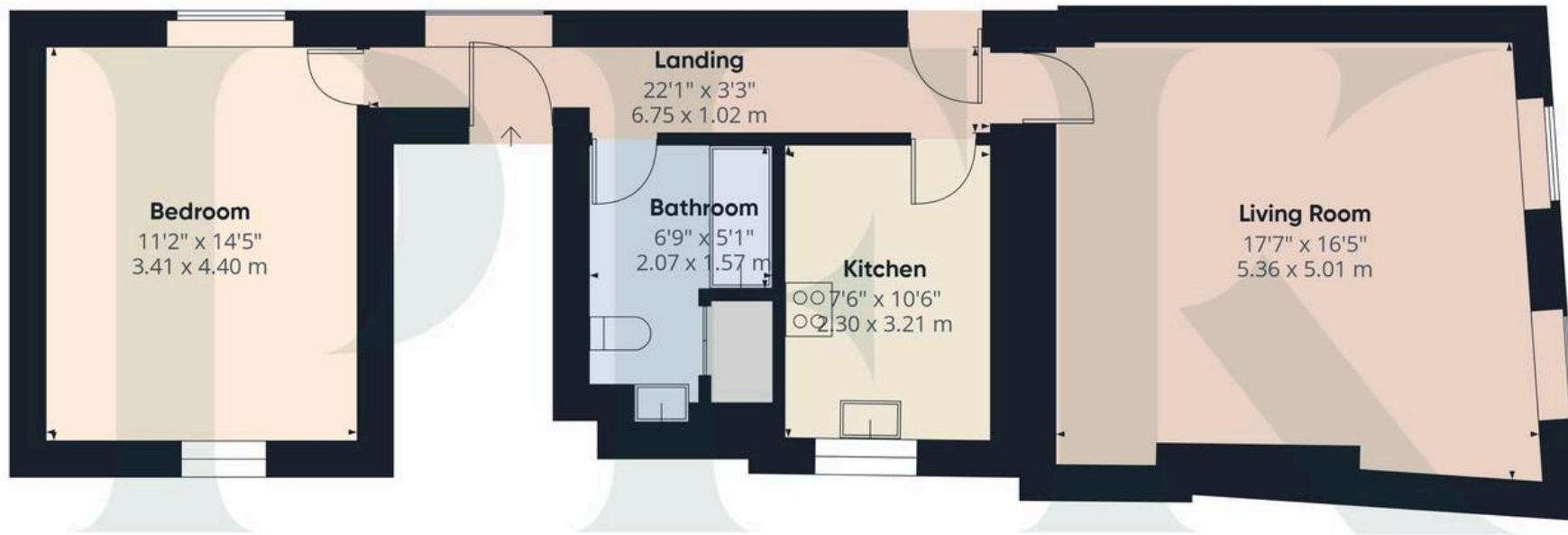
Bedroom

11' 2" x 14' 5" (3.41m x 4.40m)



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PFF



Approximate total area⁽¹⁾

658 ft²
61 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Lease information

999-year lease from 1 January 2019. Ground rent £250 p.a.
Service charge £90 pcm.

Disclaimer regarding photographs

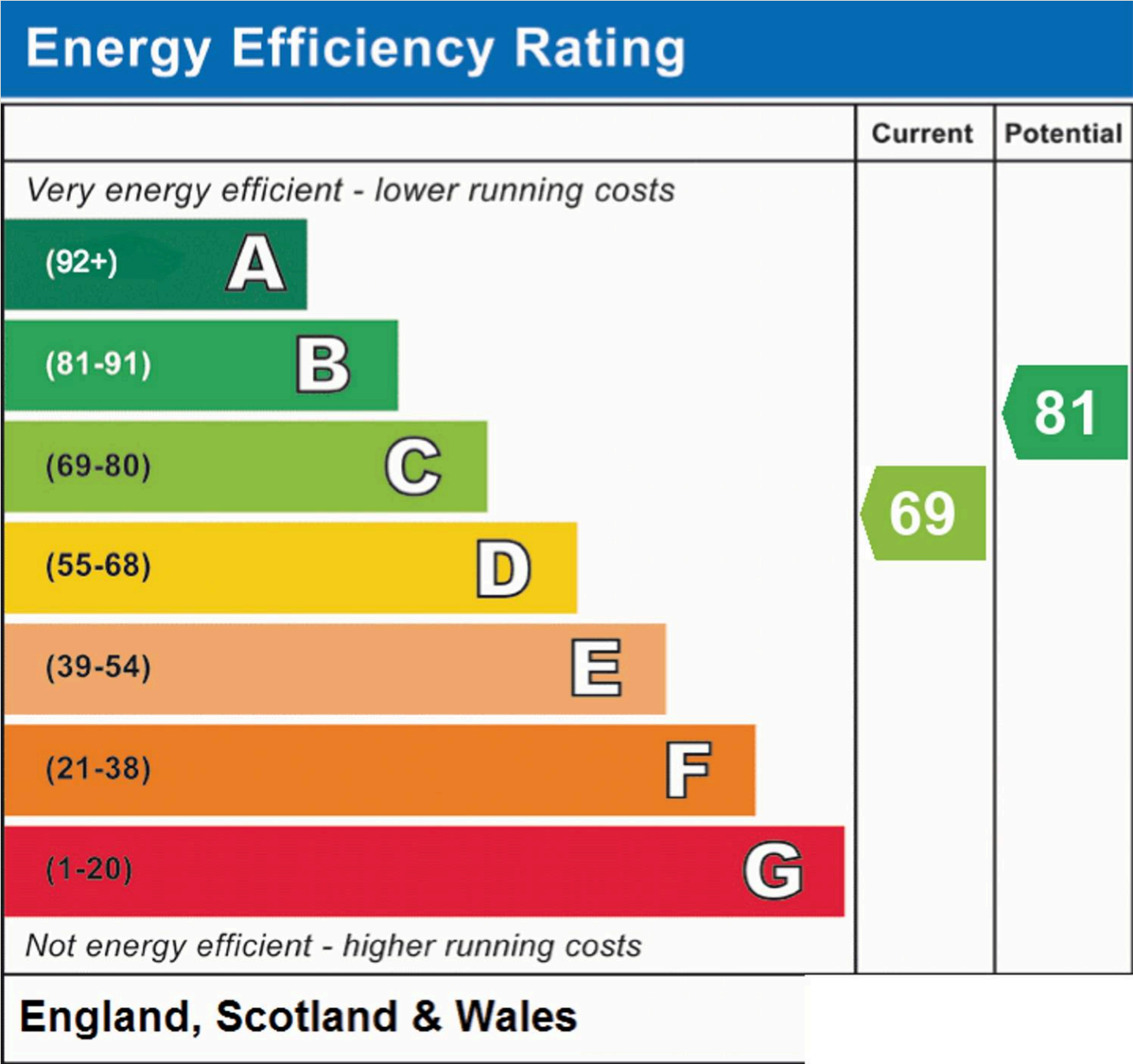
Please be aware that AI technology has been used to digitally remove all items of furniture and personal belongings within the apartment that belong to the current tenant, who is due to vacate the property in August. This has been done purely to provide an indication of how the apartment may appear when vacant.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains water & drainage. Electric central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





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