



11 Whitehaven Castle, Whitehaven, CA28 7RA

£120,000

A great opportunity to purchase a 75% share of a spacious first floor two bedroom apartment within the attractive Whitehaven Castle.

This fantastic well presented apartment benefits from gas central heating and a secure intercom system it is located in the the historic Whitehaven Castle. The rooms are extremely spacious with large windows and high ceilings and comprises: Entrance hall, attractive lounge/dining room with six large window enjoying lovely park views and fabulous Karndean flooring, good sized kitchen, two double bedrooms and a bathroom. There are beautiful communal gardens and an allocated parking space, with additional visitor parking spaces.

PLEASE NOTE: The property can only be purchased and occupied by persons over the age of 55 and the purchaser cannot own another property.

ENTRANCE HALL

Via a solid wood door, radiator, lovely high ceilings, wooden door leads to built in storage cupboard with luggage store above, karndean flooring.

Wooden door leads to;

BEDROOM 1

9'10" x 9'3" (3.012 x 2.828)

A lovely light double room with large side aspect wooden sash window, radiator.

Back into the entrance hall a further wooden door leads to;

BEDROOM 2

13'8" x 10'10" (4.187 x 3.309)

Master bedroom, a spacious double with large dual aspect wooden sash windows, radiator and lovely high ceilings.

Back into the entrance hall a further wooden door leads to;

KITCHEN

11'9" x 8'6" (3.587 x 2.594)

Lovely and light with a large wooden sash window, range of beech effect wall and base units with complementary work surfaces, inset sink unit, radiator, space for fridge freezer, gas connection for cooker, plumbing for washing machine, splash back tiled with cream tile, wall mounted wocester boiler, wooden door leading to storage cupboard with additional shelving.

Back into entrance hall wooden door leads to;

LOUNGE / DINER

23'7" x 18'4" (7.201 x 5.589)

The real hub of the apartment, this fantastic room has six large wooden sash windows flooding the room with light karndean flooring, 3 radiators, TV point, telephone point, electric fire with decorative wooden surround, with fabulous views over castle park

Back into entrance hall, wooden door leads to;

BATHROOM

9'2" x 7'4" (2.799 x 2.254)

A good sized bathroom with white suite comprising of wc, hand basin, bath with shower over head, radiator, splashback tiled with cream tile.

EXTERNAL

There is a designated parking space close to the main entrance.

IMPORTANT INFORMATION

This shared ownership property is restricted to purchasers over 55, subject to prior approval by Home Group by way of an application form. Current homeowners will also need to sell their existing property before buying. An information brochure is available from Grisdales, Whitehaven.

The property stands in large communal grounds maintained by

Home Group and has both allocated and visitor parking. The allocated parking space for this flat is close to the communal entrance. There is a lift in the building, along with a communal lounge/wc/kitchenette on the ground floor.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band C

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.

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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's

largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdale's office.

COVID-19 VIEWING GUIDELINES

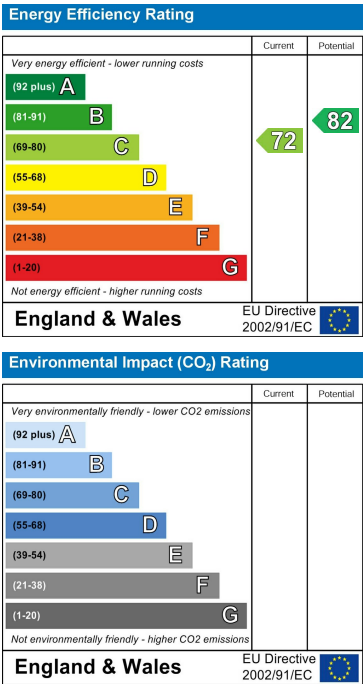
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.