GRISDALES
PROPERTY SERVICES

2 Sandhills Court, Whitehaven, CA28 7QF

£87,000

This delightful second floor flat offers a perfect blend of comfort and convenience. Situated on the outskirts of the town centre, residents will enjoy easy access to local amenities and transport links.

The property features a spacious reception room leading into a modern and light kitchen. With two generously sized double bedrooms, there is ample space.

This property is perfect for those seeking a stylish and practical living space in a desirable location. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to enjoy the best of Whitehaven living. Call us today on 01946 693931 to take a look around.

THINGS YOU NEED TO KNOW

The property benefits form gas central heating, mains water, drainage and electricity.
The property is leasehold - £100 per month service charge.
The lease is for 999 years from 01/01/1986.

HALLWAY

Storage cupboard, doors leading to.

LOUNGE AREA

11'5" x 16'5" (3.49 x 5.01)

Two front aspect double glazed windows with Church garden view, radiator. Leading straight into:

KITCHEN AREA

Range of white wall and base units with complementary work surfaces, integrated electric oven and hob with extractor fan above, inset sink and drainer unit, plumbing for washing machine, wall mounted combi boiler, double glazed window, grey decorative splashback and wall tiling.

BEDROOM 1

9'9" x 12'8" (2.99 x 3.88)

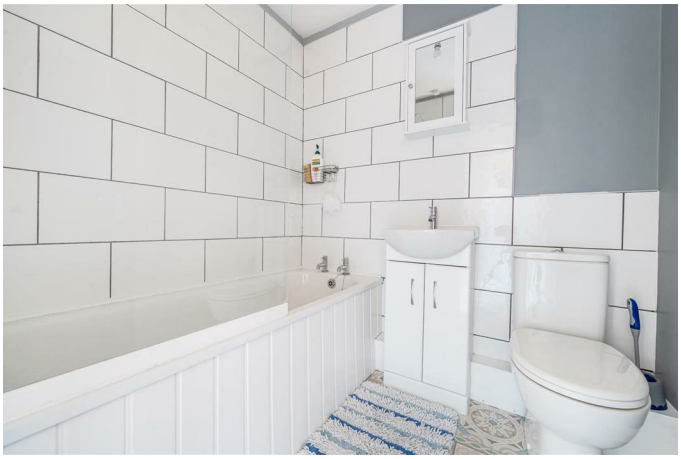
Double in size, double glazed window, radiator.

BEDROOM 2

8'2" x 9'1" (2.51 x 2.78)

Double in size, double glazed window, radiator.

BATHROOM



Three piece suite comprising of bath, W.C and wash basin with storage unit underneath. White wall tiling.

OUTLOOK

EXTERNAL

Two allocated Parking Spaces.

COUNCIL TAX

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

DIRECTIONS
The property is best approached via Duke Street Whitehaven, taking a right onto Queen Street then taking another left onto School House Court / Sandhills Court. The flat is located on the second floor in the building on the right hand side.
W3W: ///milky.taxi.rises

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.

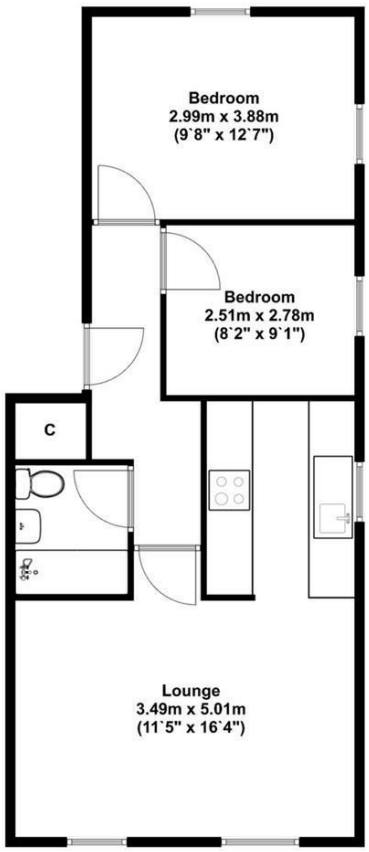
SURVEYS AND VALUATIONS
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE
Grisdales 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.

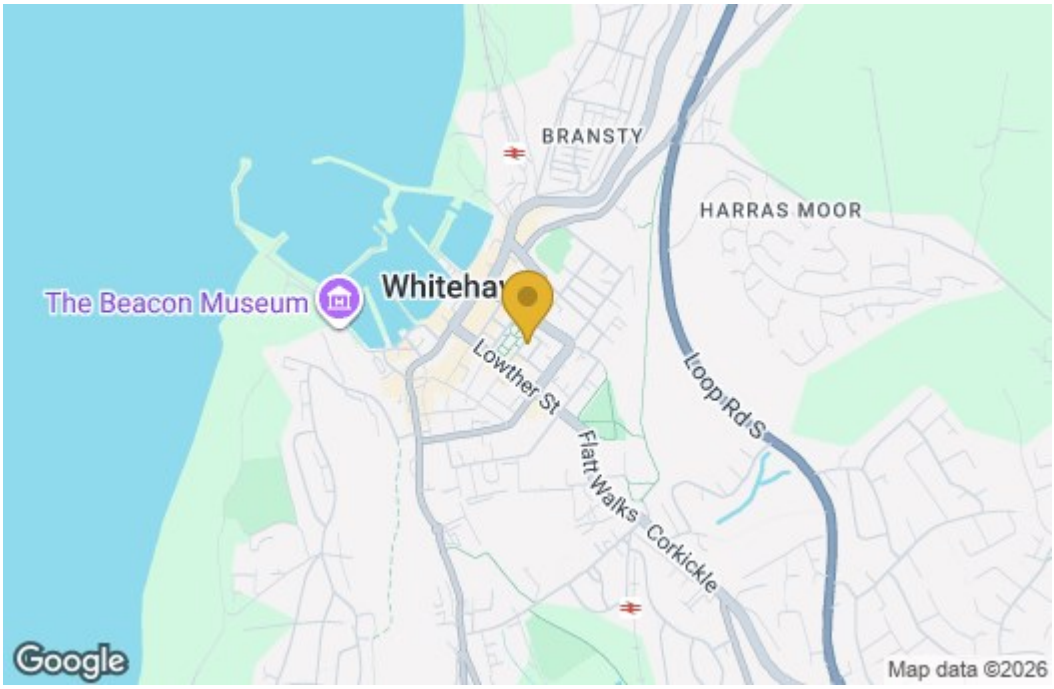
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

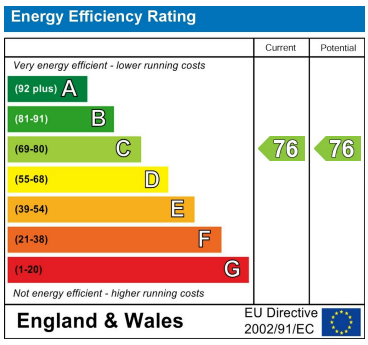


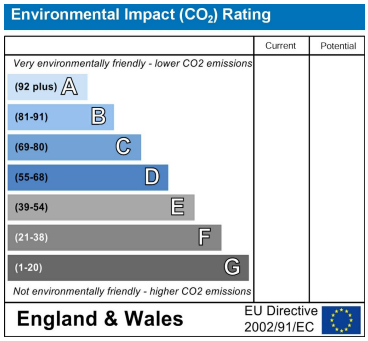
Floor Space
Approx 55.00 Sq meters (592.00 Sq feet).

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.