



# GRISDALES

PROPERTY SERVICES



## Flat 2, 5-6 New Street New Street, Whitehaven, CA28 7DY

**£134,950**

Introducing Flat 2, a stunning apartment located at ground level in a former warehouse building that has been renovated to a very high standard. This beautifully designed town centre apartment offers a light and airy open plan living and kitchen space, perfect for modern living. The brand new kitchen is a standout feature, adding a touch of elegance to the space. The apartment comprises of two great sized bedrooms, ensuring ample space for your needs. Additionally, there is an extra private room which could be tailored to suit your individual preferences - whether it be a home office, a study, or a hobby room. The well-fitted bathroom completes the apartment, providing a comfortable and stylish retreat. One of the key benefits of this apartment is its location. It is perfectly situated for all your town centre shopping needs, making it an ideal choice for those who enjoy the convenience of having amenities within close proximity. Whether you are looking to downsize, making your first home purchase, or expanding your buy-to-let portfolio, this apartment offers a fantastic opportunity. Call us today to arrange your viewing on 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property is leasehold. This is a long term lease which is still to be drafted by solicitors.

£120 per month will be payable as a service charge.

## ENTRANCE

Wooden front entrance door with central decorative glazed panel; opens into:

## OPEN PLAN LIVING/KITCHEN SPACE



Fabulous light and airy space. The kitchen is newly fitted with a range of white gloss wall and base units with complementary work surfaces and surrounds, inset stainless steel sink unit, plumbing for a washing machine, inset stainless steel sink unit, breakfast bar, electric oven and induction hob (there is a gas point behind, if the new owner wishes to change over to a gas oven or hob), integral fridge and freezer, integral dishwasher, front aspect sliding sash window with double glazed panes, two radiators and two television points. Doors lead to:

## BEDROOM ONE

12'9" x 8'4" (3.90 x 2.56)



Double bedroom facing front elevation with sliding sash windows with double glazed panes, radiator.

## ADDITIONAL ROOM

13'5" x 8'4" (4.10 x 2.56)



Great size, would make handy home office, study or hobby room. There is no window in this room.

Back from the open plan space, are steps down to:

## REAR HALLWAY

With access to the communal rear yard where the meters are housed. Doors to:

## BEDROOM TWO

11'4" x 8'10" (3.46 x 2.70)



Double bedroom with rear aspect sliding sash window with double glazed pane and walk-in wardrobe space.

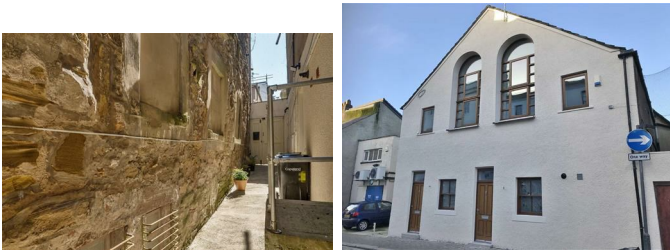
## BATHROOM

8'2" x 6'10" (2.50 x 2.10)



It is a great size three piece suite, recently fitted, comprising of a bath with shower over, WC, wash hand basin and vanity mirror.

## EXTERNALLY



Parking is on street via a permit from Cumberland Council. There is a communal yard shared between the other two apartments, also providing a fire exit for Herons Food.

## DIRECTIONS

From Grisdales office on King Street, Whitehaven, continue towards Santander Bank and Turn Right. Cross the road and turn left onto New Street.

## COUNCIL TAX

New build - not yet rated. The property will be rated under Cumberland Council (01946 598300).

## 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 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 Grisdales office.



Floor Plan

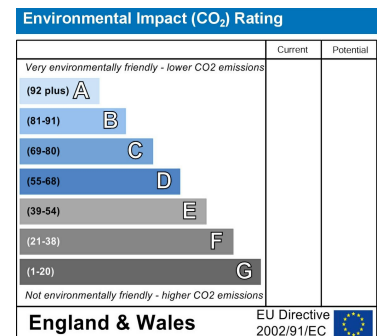
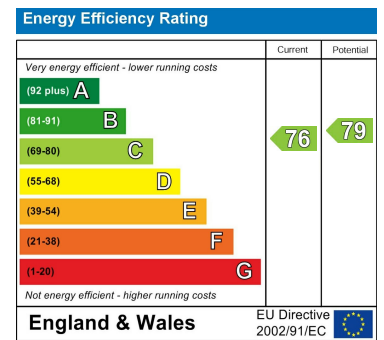


Flat 2 5/6 new streety, Whitehaven

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