



GRISDALES

PROPERTY SERVICES



Burnett House The Banks, Seascale, CA20 1QN

£84,950

A stones throw away from the Golf Course and Beach - a great hideaway on the second floor of this former school dating from 1897.

This spacious tastefully appointed two bedroom flat boasts a good size kitchen with integrated appliances, two good size bedrooms which could easily be converted into three, light and airy lounge and is overlooking the golf course. With added benefit of a single garage....,This could make an ideal property for the first time buyer or buy to let investor. Call us now on 01946 693931 to arrange your viewing.

Helping you find your perfect new home...

www.grisdales.co.uk

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COMMUNAL AREA

A second floor apartment with views over the Irish Sea and golf course.

ENTRANCE HALL

Built in cupboard, doors to;

BATHROOM

9'3" x 6'3" (2.84 x 1.93)



A Three piece suite comprising of a painted pine panelled bath with tiled surround and overhead shower attachment, pedestal wash basin W.C, frosted glass window.

BEDROOM

14'0" x 10'7" (4.27 x 3.25)



Double bedroom with laminate wood flooring, nightstore heater, two double glazed windows and a walk in wardrobe.

KITCHEN

13'3" x 6'5" (4.06 x 1.96)



A range of fitted wall and base units with complimentary worksurfaces and tiled splashbacks, inset stainless steel sink unit, built in electric cooker, integral fridge, plumbing for a washing machine and window.

WALK IN CUPBOARD

Containing hot water cylinder

BEDROOM

10'0" x 10'11" (3.05 x 3.35)



Double bedroom with three windows overlooking the golf course and night store heater.

LOUNGE

14'11" x 10'9" (4.57 x 3.28)



Four windows with views over the gold course, Lakeland fells and beyond, laminate wood floor, night store heater, fire surround with stove style electric fire, TV and telephone points.

EXTERNAL



The property benefits from a single garage with an up and over door.

OWNERS COMMENTS

In the owners words "This has been a great investment for me over the years, attracting long term tenants."

THINGS YOU NEED TO KNOW

The property is leasehold, each apartment owner has 1/15 share by Burnett House Management Company
There is a service charge payable of £100 per month

COUNCIL TAX

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

DIRECTIONS

From Whitehaven travel south on the A595 to Gosforth, turn right for Seascale, turn right after the bowling green onto the Banks and the property is on the left hand side at the end of the road before the Golf Course

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.

COVID-19

VIEWERS will be asked to complete a brief health questionnaire before we can confirm any appointment. You will be given an allocated time slot and will not be able to enter before this time.

VIEWERS are asked to restrict the number of people entering the property to a maximum of 2 who must be from the same household.

VIEWERS are asked to wear gloves (masks recommended) whilst in the property.

THE AGENT will call the VENDOR with their expected arrival time. Before the viewing, the VENDOR should open all internal doors and external doors.

The VENDOR will be asked to leave the property whilst the viewing takes place. You may be in the garden or, if you need to remain in the house, please ensure you maintain the required minimum 2 metre distance at all times.

The VIEWING will take no more than 15 MINUTES. Please do not touch anything inside the property. Any questions you may have can be answered after the viewing once you are outside of the property.

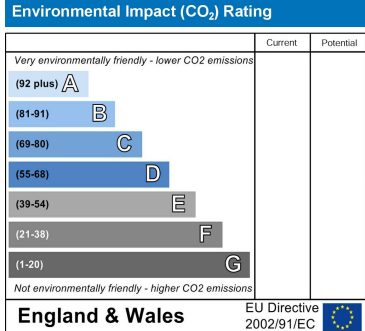
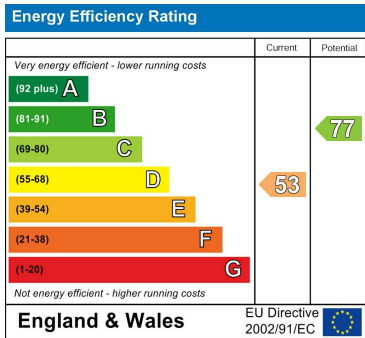
The VENDOR should wipe down any surface, including door handles, with usual household cleaning products.

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