



# GRISDALES

PROPERTY SERVICES



## Flat 14 Whitehaven Castle, Whitehaven, CA28 7RA

**£70,313**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

A great opportunity to purchase a 75% share of this 2 bedroom, first floor apartment within the historic Whitehaven Castle.

This well proportioned apartment benefits from gas central heating and a secure intercom system alongside majority of the rooms looking over the lovely courtyards. The apartment comprises of a lounge, kitchen, two good size bedrooms and three piece suite bathroom. There are beautiful communal gardens and an allocated parking space, with additional visitor parking spaces available.

PLEASE NOTE: The property can only be purchased and occupied by persons over the age of 55 and the purchaser cannot own another property. Fixed Price £70,312.50

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 and has a current lease of 125 years starting from 01/01/2001.

This shared ownership property (75%) 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.

The property stands in large communal grounds maintained by Home Group and has both allocated and visitor parking. There is a lift in the building, along with a communal lounge/wc/kitchenette on the ground floor.

The total annual charged payable to Home Group are \* £2,112.75 and are broken down as follows;

£282.50 Management Charge

£100.00 - Insurance Charge

£1261.50 - Service Charge

£468.75 - Sinking Fund

\*(These charges are reviewed annual on April 1st)

## COMMUNAL ENTRANCE



Grand communal entrance with lift access to the further floors. Flat 14 can be found on the first floor of the building.

## ENTRANCE HALL

Accessed from the first floor of the property, leading into the entrance hallway. Intercom telephone system, radiator, fuse box and doors leading to:

## LOUNGE

15'10" x 10'11" (4.83 x 3.33)



Sliding sash window facing into the courtyard, radiator, telephone point, television point, electric wall mounted fire, bi-fold doors leading into:

## KITCHEN

9'1" maximum x 8'9" (2.78 maximum x 2.68)



Range of wall and base units with worksurfaces and cream tiled surrounds, sliding sash window facing into the courtyard, wall mounted Vaillant gas central heated boiler, radiator, space for the freestanding oven, inset stainless steel sink unit and extractor vent.

Back from the entrance hall, additional doors lead to:

## BEDROOM ONE

14'9" x 7'5" (4.52 x 2.27)



Double bedroom with multi aspect sliding sash windows with views over the courtyards, radiator.

## BEDROOM TWO

14'7" x 9'4" maximum (4.46 x 2.86 maximum)



Good sized second bedroom with sliding sash window facing into the courtyard, television point, radiator, telephone point.

## BATHROOM

9'4" x 7'11" (2.85 x 2.43)



A white three piece suite comprising of a bath with electric shower over, WC, wash hand basin, radiator, shaving points, airing cupboard and extractor vent.

## EXTERNAL



There is a designated parking space close to the main entrance alongside beautiful communal grounds, mainly laid to lawn with additional courtyards.

## DIRECTIONS

The property is located close to Whitehaven town centre. Using the one way system, turn left onto Lowther Street from Scotch Street. Follow Lowther Street straight onto Flatt Walks and then turn left onto Castle Mews opposite Morrisons supermarket.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band B.

## 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.

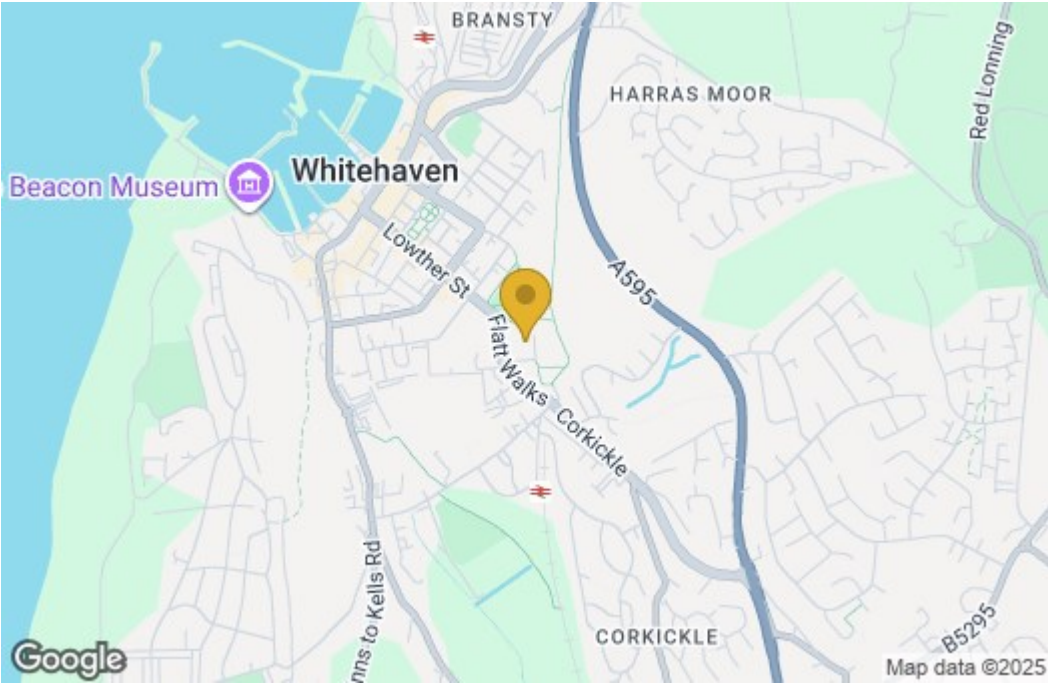
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

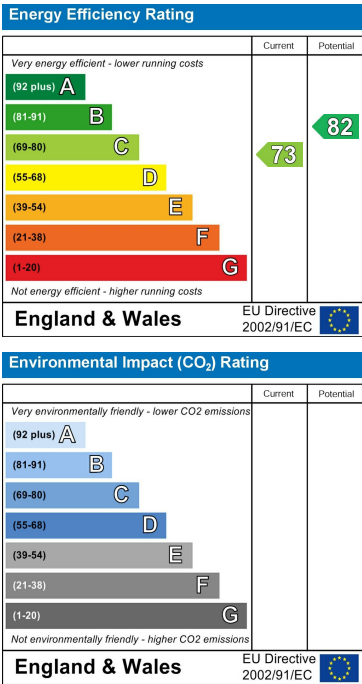
Floor Plan



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.