



# GRISDALES

PROPERTY SERVICES



**161 Queen Street, Whitehaven, CA28 7BB**

**£48,000**

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

Calling all Buy 2 Let Investors.... Are you looking to add to your portfolio, why not take purchase a property where the tenant is already in situ??? Current net yield achieved is 8.10%

Located right in the heart of this historic harbour town. Just a stones throw away from all local amenities.

This deceptively spacious first floor flat has two bedrooms, a good sized lounge, fully fitted kitchen and bathroom.. This has been on our Managed portfolio for years and currently houses a tenant who really does make this their home. 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)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

## THINGS YOU NEED TO KNOW

The property is leasehold. Effective 01/04/1981 there was 125 years remaining on the lease.  
The current ground rent payable for 2023-2024 is £10 annually.  
The current service charge payable for 2023-2024 is £962.92 annually (paid quarterly)

## ENTRANCE HALL

Telephone intercom, multiple built-in cupboards, one housing wall-mounted gas combi boiler, radiator.

## BEDROOM ONE

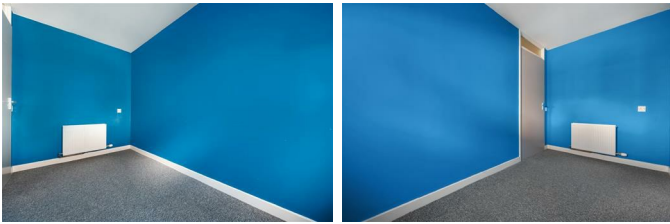
13'2" x 9'3" (4.01 x 2.82)



Double in size with twin front aspect windows and radiator.

## BEDROOM TWO

10'11" x 6'2" (3.335 x 1.88)



Generous single bedroom with double glazed window and radiator.

## BATHROOM

6'7" x 6'6" (2.01 x 1.98)



Three piece suite in white comprising paneled bath, pedestal wash hand basin and WC, UPVC clad walls and radiator.

## LOUNGE

16'2" x 9'10" (4.93 x 3.00)



Great size with twin double glazed windows, TV point and radiator.

## KITCHEN

9'9" x 11'0" (2.97 x 3.35)



Range of fitted wall and base units with work surface, inset stainless steel sink unit, electric cooker point, radiator, plumbing for washing machine and extractor hood.

## EXTERNALLY



Shared garden and drying area to the rear with bin store. Parking is on street. There is a small shed included within the sale.

## COUNCIL TAX

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

## DIRECTIONS

The property is located on Queen Street in Whitehaven town centre. Queen Street can be accessed by car from Lowther Street or Roper Street using the one way system or by the Market Place on foot.

## 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 Grisdals, 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. Grisdals 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**

Grisdals 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."

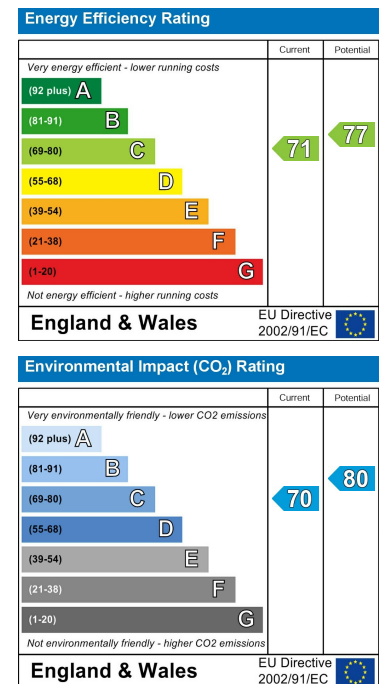
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

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.