



# GRISDALES

PROPERTY SERVICES



## 10 Derwent Court, Cockermouth, CA13 0EU

**£120,000**

WITH A BIRDS EYE VIEW over the River Derwent and Memorial Gardens this beautifully presented two bedroomed modern apartment blends style, comfort and convenience in one irresistible package.

Flooded with natural light and thoughtfully maintained, the space feels fresh and open — perfect for first-time buyers, savvy investors or anyone craving low-maintenance living without compromise.

Just moments from the town centre, excellent amenities and riverside walks, everything you need is right on your doorstep and with allocated parking, no onward chain and absolutely nothing left to do, this is move-in-ready at its finest.

Come and see it for yourself — that stunning vista won't disappoint.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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

Electric heating  
Double glazing

## MAIN ENTRANCE

Access is via a communal hallway with stairs to the second floor.

## INNER HALLWAY

With cupboard and telephone intercom system. Wood effect flooring.

## LOUNGE/DINING ROOM

15'3" x 11'2" (4.66 x 3.41)



A light and open room with a fabulous view over the River Derwent to countryside in the distance.

## KITCHEN

10'9" x 9'5" (3.29 x 2.88)



Fitted with a range of base and wall units in cream with oak effect worktop over with tiled splashback. Includes stainless steel sink with mixer tap, plumbing for washing machine, integrated electric oven with 4-ring electric hob over and extractor fan. Space for fridge/freezer. Small breakfast bar area with tiled splashback, wood effect flooring.

## BATHROOM



With p-shaped bath with clear screen and wall-mounted electric shower with attachments, low-level wc and pedestal wash basin with chrome mixer tap. Continuation of flooring, spotlights.

## BEDROOM 1

15'3" x 9'3" (4.65 x 2.82)



Double room with an aspect onto Horsman Street.

## BEDROOM 2

15'1" x 7'0" (4.60 x 2.15)



Double room and with an aspect onto Horsman Street.

## PARKING



There is parking for one car within the communal car park and additional visitor parking.

## OUTLOOK



A lovely view over the river Derwent to Millfields in the distance and the countryside beyond.

## DIRECTIONS



The property is located on the corner of Derwent Street and Crown Street, opposite the bridge over the River Derwent.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## 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.

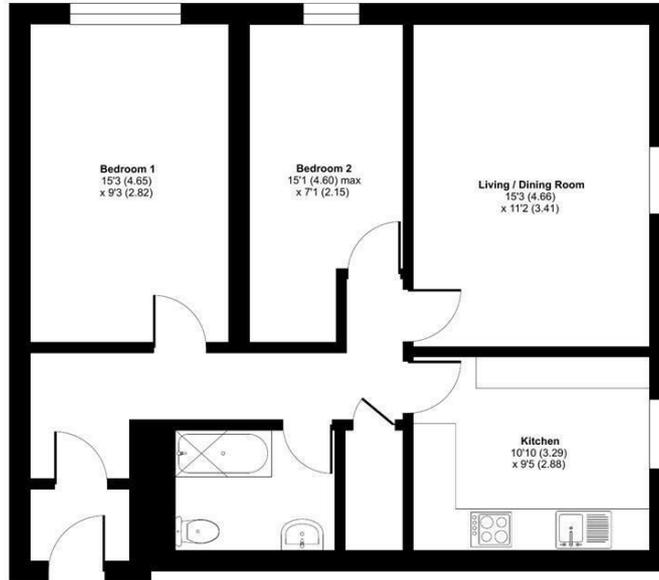
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Derwent Court, Cockermouth, CA13

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale

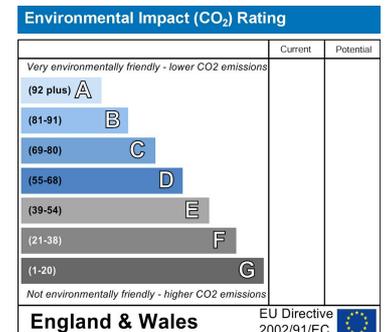
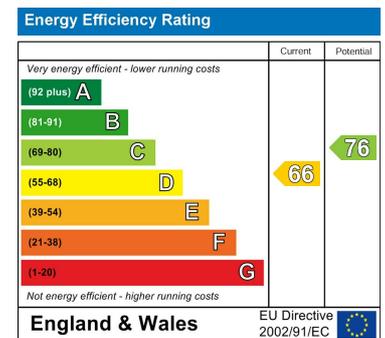


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2025. Produced for Grisdales. REF: 1419891

Area Map



Energy Efficiency Graph



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