



GRISDALES

PROPERTY SERVICES



1 Hatters Croft, Cockermouth, CA13 9RJ

£105,000

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

This superb two-bedroom GROUND FLOOR apartment within the Grade II Listed Building known as Hatters Croft offers an excellent opportunity for those seeking a comfortable home in a highly convenient location.

Ideally situated just a stone's throw from the town centre, the property enjoys the best of both worlds — close proximity to shops, cafés, and restaurants, yet tucked away from the hustle and bustle of busy streets. The apartment benefits from a private balcony, providing a lovely outdoor space to relax and enjoy the fresh air. For added convenience, there is allocated off-road parking — a valuable feature in such a central location.

Nestled between the picturesque River Cocker, home to local wildlife including a resident heron, and the Bowling Green, with charming views of All Saints Church, this property offers not only comfort and practicality but also the chance to enjoy the natural beauty of the surroundings.

Whether you're searching for a sound investment or a new place to call home, Hatters Croft is a property not to be missed.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW

Electric heating.
Single glazed windows
Tiled flooring throughout.
Oak doors throughout.
Contents can be sold by separate negotiation.

COMMUNAL ENTRANCE HALL

With door giving access into:

INNER HALLWAY:

10'9" x 9'10" (3.28 x 3.02)

With tiled floor.

OPEN PLAN ROOM



A super "L" shaped room providing good living space. Tiled floor.

LOUNGE AREA

18'11" x 11'10" (5.77 x 3.61)



With television point and door onto the balcony.

DINING AREA

8'0" x 7'7" (2.45 x 2.33)



With window onto the bowling green/front. Opening into kitchen

KITCHEN

8'0" x 7'7" (2.45 x 2.33)



Well fitted with a range of base and wall units in natural wood effect with worktop over and tiled splashback. Includes integrated electric oven, electric hob and extractor fan over. 1.5 bowl stainless steel sink with mixer tap over, plumbing for washing machine and space for fridge. Outlook to the front.

BEDROOM 1

10'9" x 8'8" (3.28 x 2.66)



Double room overlooking the river. Built in wardrobe.

BEDROOM 2

9'5" x 8'0" (2.89 x 2.45)



Double room overlooking the bowling green with built in wardrobes.

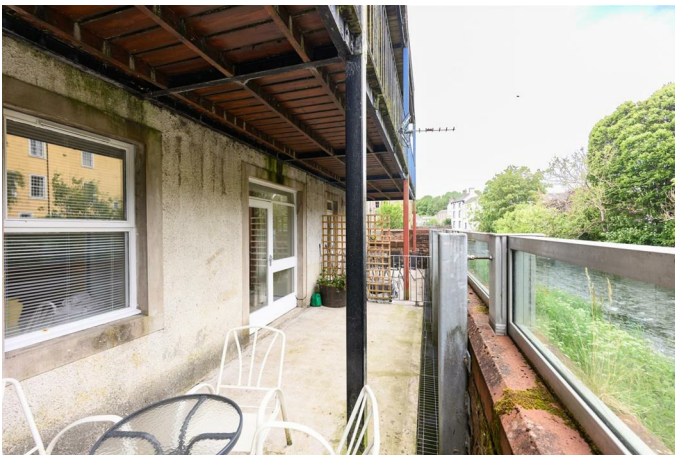
BATHROOM

7'1" x 6'0" (2.18 x 1.85)



With bath and shower over, wash basin and w.c.

BALCONY



There is a covered balcony which is accessed from the lounge.

PARKING

There is allocated parking for 1 car within the car park.

DIRECTIONS

From the Main Street proceed up Challoner Street and at the top turn left into South Street. Continue along here to the bridge and then turn left into Croftside and Hatters Court can be found on the right hand side with parking being at the end.

W3w: ///rectangular.samples.snaps

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.

*Please note these details have yet to be approved by the vendors.

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.

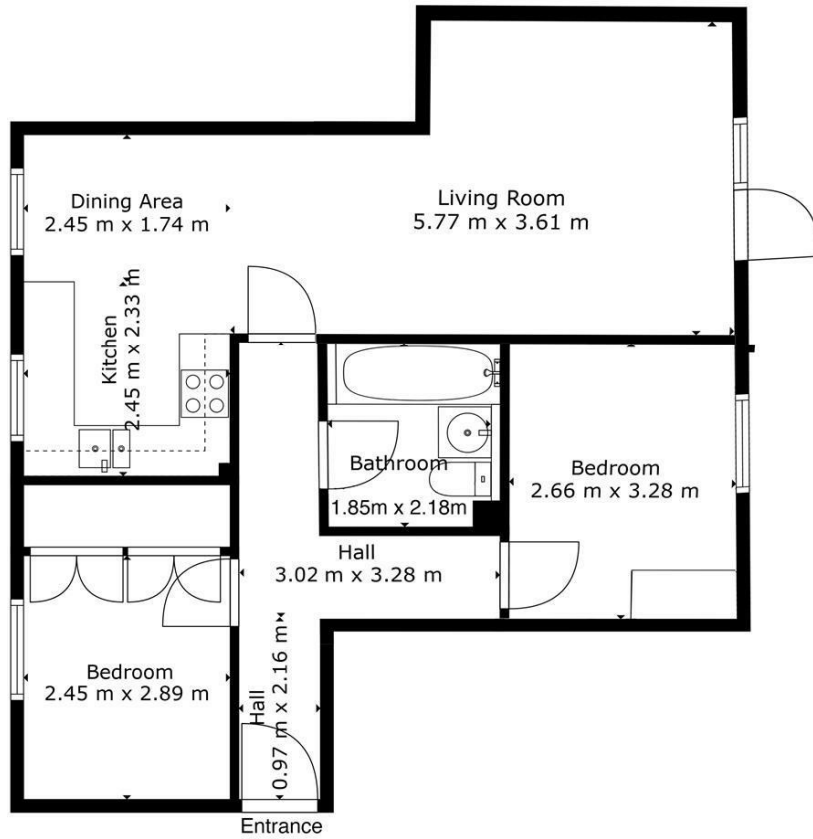
MORTGAGE ADVICE

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

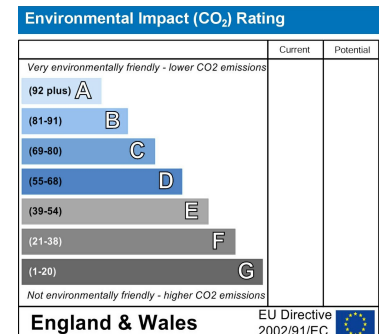
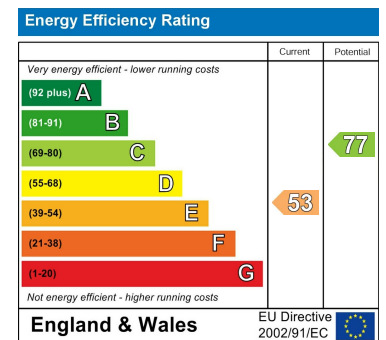


Measurements Are For Guidance Only.

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.