



GRISDALES

PROPERTY SERVICES



36 Low Road Close, Cockermouth, CA13 0GU

Offers Over £119,995

WE CAUGHT YOU LOOKING!!!

This is a spacious, light and homely second-floor apartment in a desirable part of Cockermouth which is perfect for a first time buyer, investor or as a second home. Situated on Low Road Close, the development enjoys the serenity of the area but is only a short level walk away from the town centre and its wide range of amenities. It has the benefit of being easily accessible to the A66 and further links to the Lake District and west coast employers. From a communal landing you are greeted by a spacious hallway which gives access to the two double-bedrooms and a modern bathroom. The large lounge/dining room is very generous with attractive double doors leading into a fully integrated kitchen. You have the added benefit of a well maintained communal area and shared gardens, plus that all important parking space.

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 and double glazing.

ENTRANCE

The property is entered via a a door with leads to:

COMMUNAL SPACE

The property is on the second floor and the apartment is entered via a wooden fire door.

ENTRANCE HALL

11'11" x 7'10" (3.64 x 2.38)

A wide and light hallway which features a loft access point, electric radiator, telephone point, cupboard housing the hot water tank and doors leading to:

LOUNGE/DINING ROOM

18'7" x 11'3" (5.66 x 3.42)



A light, airy room with two front aspect uPVC double glazed windows, one is a full length with a Juliette balcony. Electric radiator, intercom telephone, coving to ceiling, TV point, double doors leading to:

KITCHEN

10'4" x 8'2" (3.16 x 2.49)



A well presented wide kitchen, integrated spotlights, wall and base units with complementary work surface and tiled splashback. Fitted with 1.5 stainless steel sink unit, integrated oven and hob with overhead extractor hood, integrated dishwasher and integrated washer/dryer, space for fridge/freezer.

BEDROOM ONE

12'11" x 9'6" (3.94 x 2.90)



UPVC double glazed window with rear aspect, electric radiator, TV point, pleasant double room.

BEDROOM TWO

9'7" x 8'8" (2.93 x 2.65)



Rear aspect uPVC double glazed window, electric radiator, double room.

BATHROOM

6'6" x 5'7" (1.97 x 1.71)



Primeline extractor fan, electric heated towel rail, three piece suite comprising bath with overhead shower, low level WC and wash hand basin. Full tile surround to the bath and half tiled to the WC and basin.

EXTERNAL



Shared use of the substantial lawned space behind the property. Designated parking space for the property immediately in front of the entrance door together with designated visitor space.

DIRECTIONS



From the Grisdales office on Main Street, Cockermouth travel west towards Wordsworth House and go straight over the first and second mini-roundabouts. Pass the Aldi supermarket to the left then take the next left-hand turn into Low Road Close. Follow the road around, bearing right towards the large building with the apartments. Number 36 is accessed via the middle doors.

COUNCIL TAX

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

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

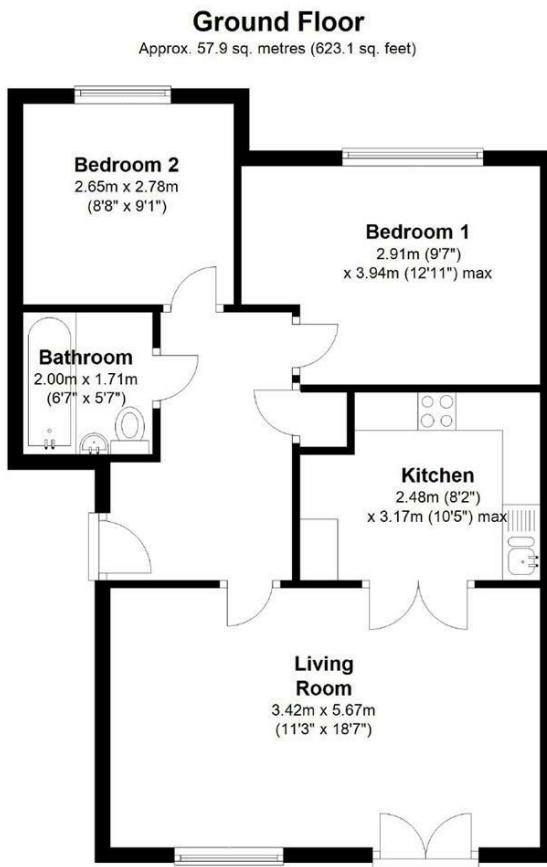
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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



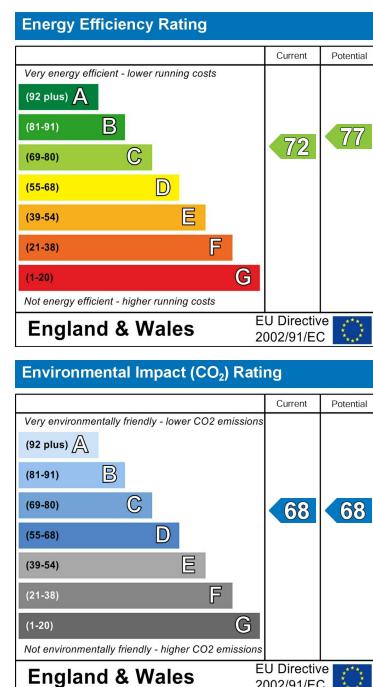
Total area: approx. 57.9 sq. metres (623.1 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

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.

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