



Wordsworth Court Sullart Street , Cockermouth CA13 0EB

Flat



GRISDALES
PROPERTY SERVICES

£150,000



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Key Highlights

- Ground floor apartment with easy accessibility
- Open plan living area with French doors to communal gardens
- Over 55s development with communal lounge and gardens
- Parking available and lift/stairlift access within the complex
- Active community with social events including trips and fish & chip nights
- One spacious double bedroom
- In need of upgrading, offering great potential to personalise
- Well-maintained building with on-site estate management
- Level walk to town centre, shops, Sainsbury's, eateries, and parks
- EPC Rating C

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Wordsworth Court Sullart Street, Cockermouth





Welcome to Sullart Street, Cockermouth

Set within a well-maintained and thoughtfully managed over-55s development, this apartment enjoys access to a range of communal facilities, including a residents' lounge and attractive shared gardens, as well as the reassurance of an on-site estate manager. Additional practical benefits include available parking, lift and stairlift access to other floors, and the overall sense of security and community that the development provides.

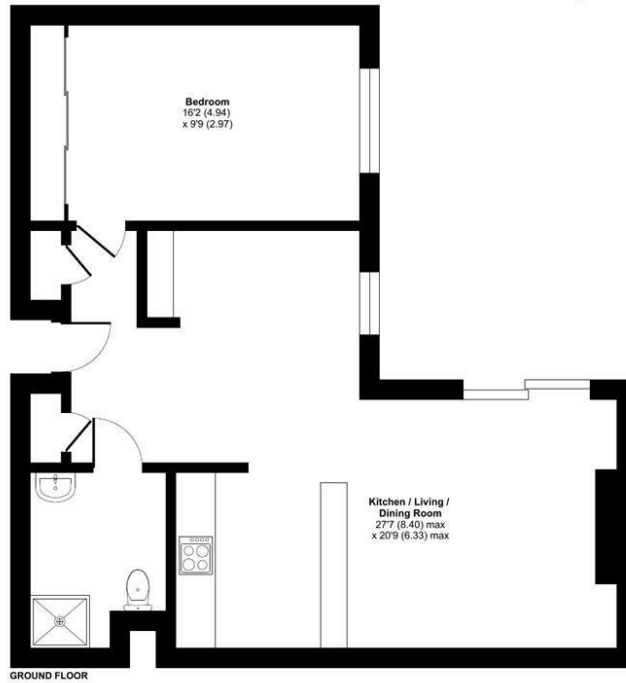
It presents an excellent opportunity for buyers seeking a comfortable, easily accessible home with significant potential for upgrading and features a well-proportioned double bedroom and a bright, open-plan living space, with French doors that open directly onto the communal gardens, allowing natural light to flood the interior and creating a pleasant, airy atmosphere throughout. While the apartment would benefit from a degree of modernisation and refurbishment, it offers a superb blank canvas for purchasers to tailor the space to their individual tastes and requirements, making it an appealing prospect for those looking to add value. There is also the added benefit of changing it back to a two bedroomed apartment by reinstating the wall between the lounge and current dining area.

Floorplan

Wordsworth Court, Sullart Street, Cockermouth, CA13

Approximate Area = 651 sq ft / 60.4 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). © richcom 2025.
Produced for Grisdale. REF: 1471904

Total Floor Area:
651.00 sq ft

OWNERS COMMENTS

In the owners words "The flat has worked well for our family for many years due to the ground floor accessibility along with proximity to Sainsburys and the Main Street. We converted it to a one bedroomed flat as it suited our needs well that way but it would easily go back to being a two bedroomed flat".

THINGS YOU NEED TO KNOW

The property is Leasehold with a term of 150 years from 1989 and benefits from mains electric, water and drainage services.

DIRECTIONS

W3W:// ///couch.invents.crouching

YOUR NEW HOME

This ground floor apartment offers a fantastic opportunity for those seeking a comfortable and easily accessible home with plenty of potential.

The property has a spacious double bedroom and open plan living accommodation, enhanced by French doors that open directly onto the shared communal gardens, creating a light and airy feel throughout. While the apartment would benefit from upgrading and refurbishment, it provides a superb blank canvas for a buyer to truly make it their own - and it could easily go back to being a two bedroomed property by reinstating an internal wall. Situated within a well-maintained development for the over 55s, residents enjoy use of communal areas including a lounge and gardens, along with the reassurance of an on-site estate manager. Additional benefits include parking availability, lift and stairlift access to other floors, and the overall comfort and security of a thoughtfully managed complex.

A GREAT LOCATION!

The location is equally appealing, positioned just a short, level distance from the town centre, making everyday amenities easily accessible. Residents can enjoy convenient proximity to shops, eateries, Sainsbury's, Chrisc Church, and scenic park walks, all within easy reach. The development also fosters a strong sense of community, with regular social activities such as organised trips and popular events like fish and chip nights. Combining convenience, sociability, and a welcoming environment, this is an ideal setting for those looking to enjoy a relaxed lifestyle while remaining close to everything the town has to offer.

WORDSWORTH COURT

The property is leasehold. The lease is 150 years and there is a monthly service charge which covers the personal care, communal building maintenance and the water rates for the flats.

£244 per month service charge

There is an additional annual "sinking fund" charge of 1% of the purchase price which is paid quarterly. All prospective purchasers must go through a vetting process with the Estate Manager at Wordsworth Court

LOCAL COMMUNITY - CA13

CA13, centered on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.





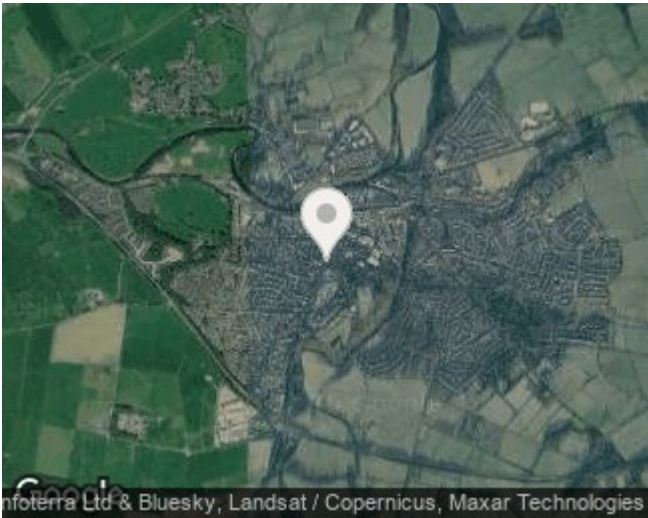






Wordsworth Court Sullart Street, Cockermouth

Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

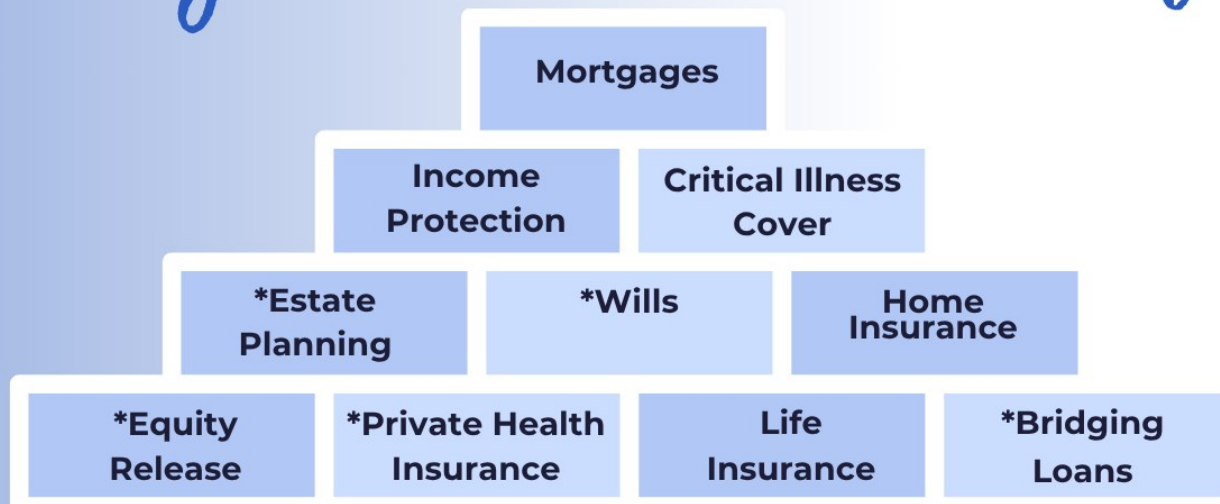
Additional Information

Tenure: Leasehold Council: CUMBERLAND Tax Band: C

Please Note:
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.



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*Advice in these areas will be referred to a specialist

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The advice will be given by the right retirement plan limited

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