



# GRISDALES

PROPERTY SERVICES



**14 Honister Drive, Cockermouth, CA13 0BZ**

**£104,000**

THIS FABULOUS TWO BEDROOM GROUND FLOOR FLAT JUST HAS TO BE VIEWED...WITH ITS PEACEFUL LOCATION AWAY FROM THE ROAD, AND PRETTY FRONT GARDEN ITS QUITE A HAVEN..YET YOU CAN WALK EASILY INTO THE TOWN TO ENJOY THE LOVELY AND VARIED AMENITIES OF COCKERMOUTH..  
139 YEAR LEASE...

The property has been very well maintained with fresh decor and some new flooring, perfect for a couple or single person. The accommodation comprises entrance hall, light and fresh living room with a super outlook,, a well fitted kitchen and modern shower room. The garden is low maintenance and ideal for sitting out in the warmer weather.  
A PERFECT INVESTMENT BUY !

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

Gas central heating;  
uPVC double glazing;  
There is a water meter at the property;  
Length of lease is 139 years.

## ENTRANCE HALL

Accessed via uPVC front entrance door, cupboard with gas meter and consumer unit, storage cupboard plus cupboard with boiler, wood effect flooring.

## LIVING ROOM

15'1" x 10'10" (4.62 x 3.32)



With large window to front aspect with a pretty outlook, radiator, wood effect flooring.

## KITCHEN

8'9" x 7'10" (2.69 x 2.40)



With window to rear aspect and comprising a range of white base and wall units with complementary worktops and tiled splash-back, electric cooker point, stainless steel extractor, plumbing for washing machine, stainless steel sink and drainer, wood effect vinyl flooring, fluorescent strip lighting.

## BEDROOM ONE

12'2" x 9'5" (3.72 x 2.88)



With window to front aspect, double bedroom, radiator.

## BEDROOM TWO

8'9" x 6'5" (2.67 x 1.96)



With window to rear aspect, single bedroom, radiator.

## SHOWER ROOM

6'0" x 5'4" (1.85 x 1.65)



Modern fully tiled shower room comprising shower cubicle with marble effect walls and Triton electric shower, pedestal wash hand basin and low level WC, white tongue and groove ceiling, white ladder radiator, wood effect flooring.

## EXTERNAL



There is a pretty garden to the front of the property with gravelled and grassed area and it is such a quiet spot, it is perfect to enjoy a seat on a sunny day

## PARKING

There is allocated private parking for the property of one parking area plus visitor parking.

## DIRECTIONS

From the town centre proceed up Station Street and up passing the old fire station. Bear left at the traffic lights, along the level and bear right/go straight ahead onto Fitz Road. Go

right along here to the end and turn right where you come into the development of Honister Drive.

### **COUNCIL TAX**

We have been advised by Cumberland Council (0300 373 3730) 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 BUREAU**

Grisdales 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."

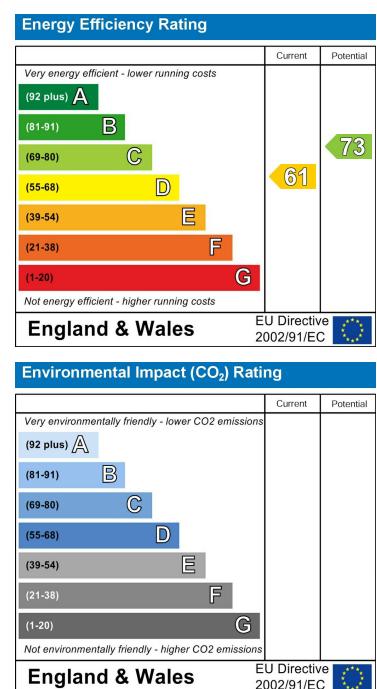
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## 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.