



## 27 Lancaster Court, Cockemouth, CA13 9GW

**£375,000**

We are absolutely delighted to market for this sale this stunning and, in our opinion, the most prestigious two bedroomed apartment in Lancaster Court. Located at first floor level (access via a lift or stairs) and with 180 degree panoramic south and west facing views over the health centre from the balcony, it sits within the highly desirable McCarthy & Stone development just a few moments from the town centre - it's perfect if you're over 60 and looking for easy living. The communal areas are luxurious and chic, and importantly safe and secure, and the apartment itself, being just a few years old, has been maintained to a high standard and has been tastefully fitted to a good specification. A large 'L' shaped hall with good storage space gives way to a beautifully appointed lounge/dining room with balcony, the kitchen is modern and stylish (with a window to the side) and the master bedroom offers super space and includes a dressing room and en-suite bathroom. The second bedroom and shower room complement the accommodation perfectly. There is also an **ALLOCATED PARKING SPACE**.

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

## LANCASTER COURT



Lancaster Court, built by McCarthy & Stone, is a modern development of 40 superb apartments located just off the town centre and is for the Over 60's. It is beautifully presented throughout and the workmanship has been completed to a high specification with attention to detail being paramount. It offers first class space all designed to give easy living for residents and discreetly offers a 24/7 call system, house manager and high security.

As an owner you have the use of the communal areas such as the gardens and grounds as well as the stunning lounge, kitchen and balcony where many events are held.

## OWNERS' COMMENTS

"Mum really enjoyed living at Lancaster Court. She loved the ever changing views from her balcony and across the river and liked meeting new people at the coffee mornings and book club. She felt safe with the personal alarm system and easy to get around flat and appreciated being a short distance from all Cockermouth's amenities. Our family also found it great to be able to hire the guest room and the communal lounge for various gatherings".

## THINGS YOU NEED TO KNOW

Electric heating;  
Double glazing.

## COMMUNAL ENTRANCE HALL



The property is located at first floor level and access into the main communal area is via double doors and a security system. Doors lead into a beautifully maintained hallway with a lift to the first floor where this particular apartment is located.

## ENTRANCE

The property is accessed via an oak effect door which opens up into:

## INNER HALL



A beautifully proportioned and very spacious "L" shaped hallway with spotlighting, coat hooks, cupboard with shelving and further walk-in "utility" cupboard.

## LOUNGE/DINING ROOM

16'11" x 11'8" (5.166 x 3.58)



A superb room with bags of natural light and with double doors onto the balcony. Window to the side, television and telephone points etc. Opening into the kitchen.

## BALCONY



Double doors from the lounge open onto the balcony with smoke glass privacy screening and stunning 180 degree south facing views over the health centre to the northern Lake District fells as well as Cockermouth Castle.

## KITCHEN

7'8" x 7'1" (2.36 x 2.18)



Fitted with a range of base and wall units in white gloss with chrome handles and charcoal grey laminate worktop over with black composite sink unit and chrome mixer tap. Includes electric hob, glass splash-backs, Bosch stainless steel extractor



fan and Bosch integrated electric oven, integrated fridge/freezer. Window to the side facing west. Tile effect flooring.

### BEDROOM ONE

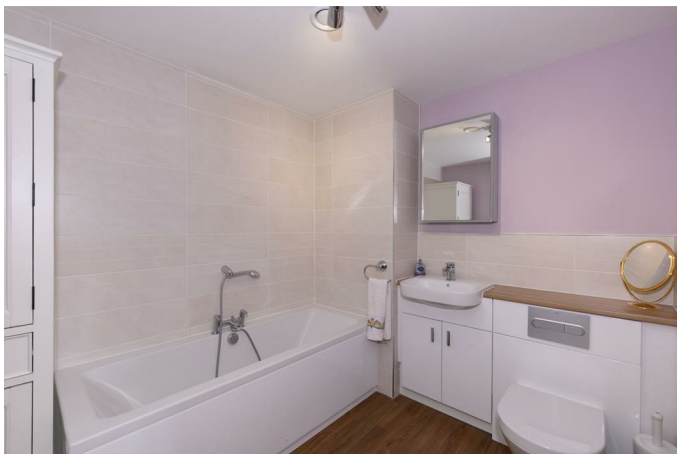
14'11" x 9'10" (4.57 x 3.02)



A much larger than expected double bedroom which again is south facing. With walk in cupboard fitted with a range of shelves and hanging space. Door from the bedroom leads into en-suite bathroom.

### EN SUITE BATHROOM

9'1" x 7'1" (2.79 x 2.16)



With bath and chrome tap connected shower hose, white wash basin with chrome mixer tap and low level WC with flush panel set into white fronted vanity unit with oak veneer shelf over and fitted around sanitary fittings with cream ceramic tiles, wall mounted chrome ladder style radiator, mirror fronted medicine cupboard, spotlighting and space for additional furniture.

### BEDROOM TWO

15'8" x 9'1" (4.78 x 2.77)



South facing double bedroom.

### SHOWER ROOM

7'3" x 5'6" (2.21 x 1.70)



Shower with curved screen and wall mounted chrome shower and attachments, low level WC with chrome flush panel and oak laminate shelf over, white wash basin with chrome mixer tap and double cupboard below in white gloss and wall mounted mirror fronted medicine cupboard over, fitted around sanitary fittings with cream ceramic tiles, spotlighting and wood effect vinyl flooring.

### UTILITY CUPBOARD

With shelving, plumbing for washing machine and Ventaxia unit.

## OUTLOOK



The property is south facing and looks over rooftops and treetops towards the Lake District fells including those in the Lorton/Buttermere/Loweswater valleys. All Saints Church spire can also be seen as well as Cockemouth Castle to the west.

## PARKING

There is one allocated parking space included within the sale of this apartment and other visitor parking is available.

## EXTERNAL AREAS

Owners have use of the outside areas.

## DIRECTIONS



Lancaster Court is located on Isel Road, just past the Community Hospital and this particular apartment is at first floor level.

## LEASE & SERVICE CHARGES ETC

The lease is for 999 years from 1.2.20 with 994 years remaining. The annual ground rent is £495.00

The monthly service charges is £329.35 and includes: maintenance of common areas, decorating, cleaning, electricity, water and sewage rates, personal alarm, window cleaning, contingency fund, building manager costs, buildings insurance, common parts contents insurance, grounds upkeep.

## COUNCIL TAX

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

## 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

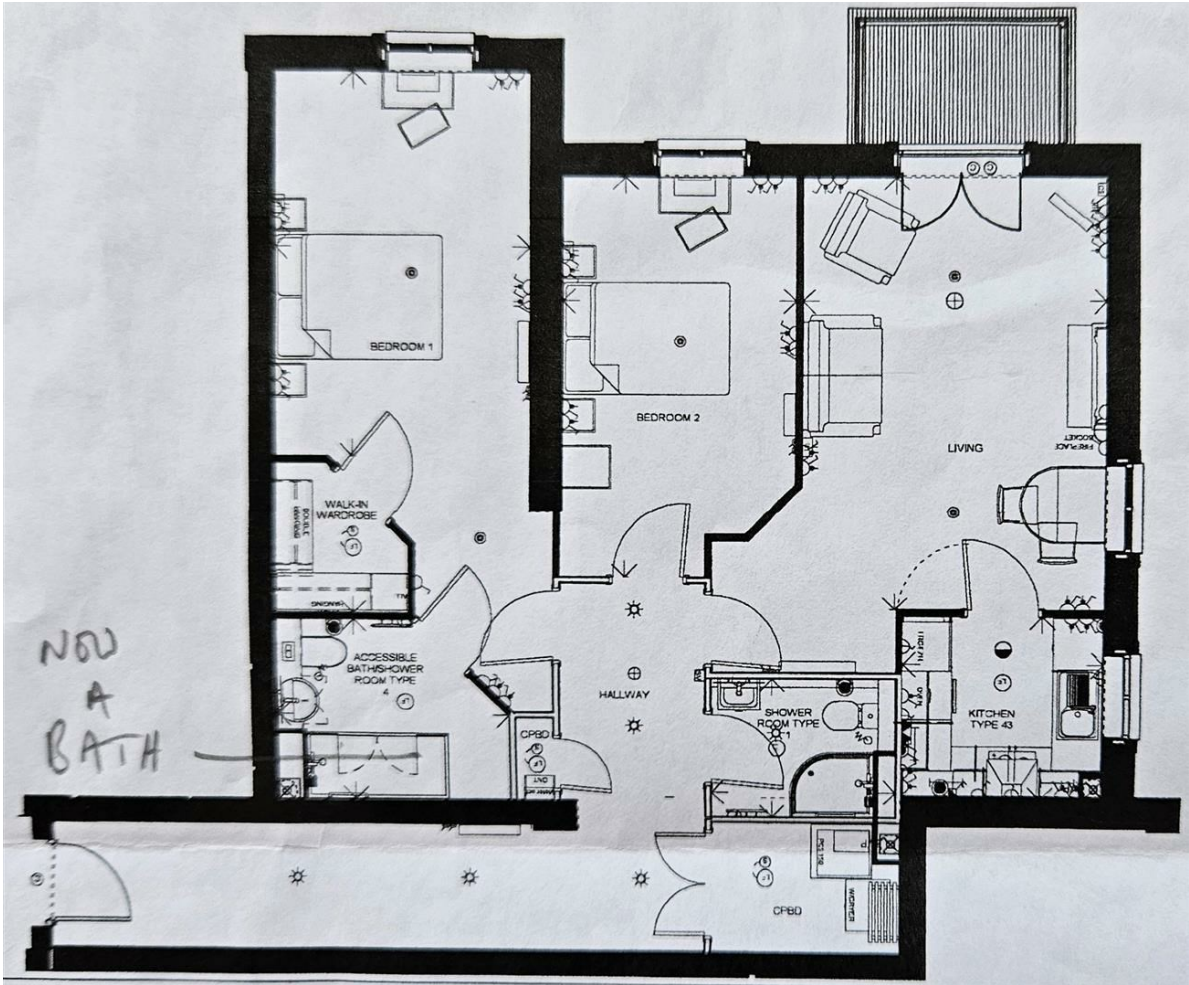
fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

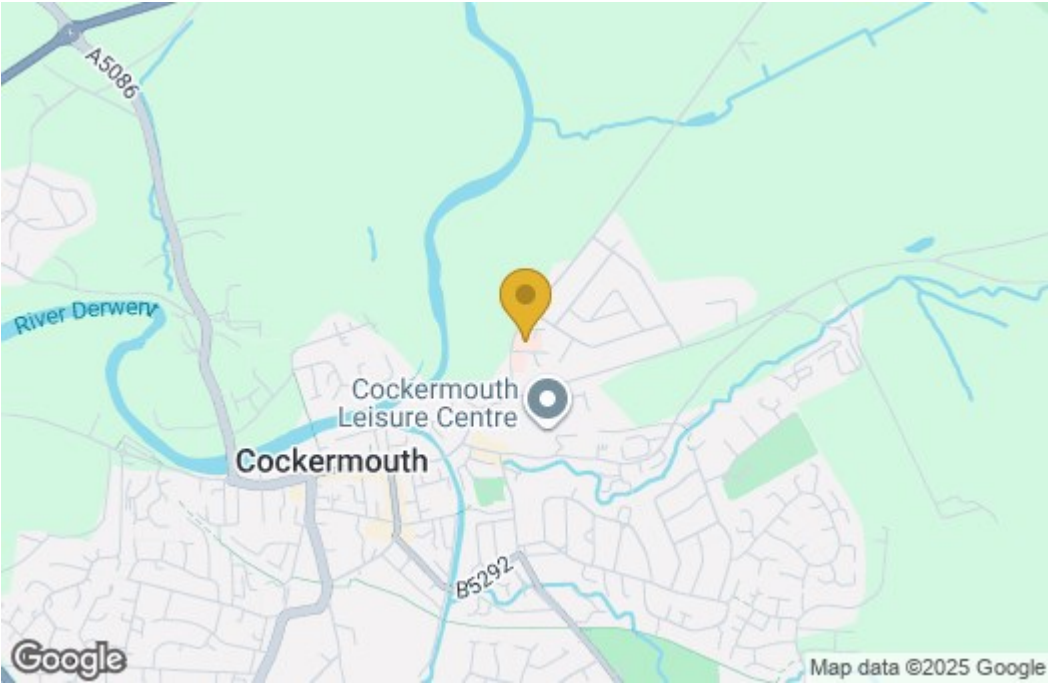
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



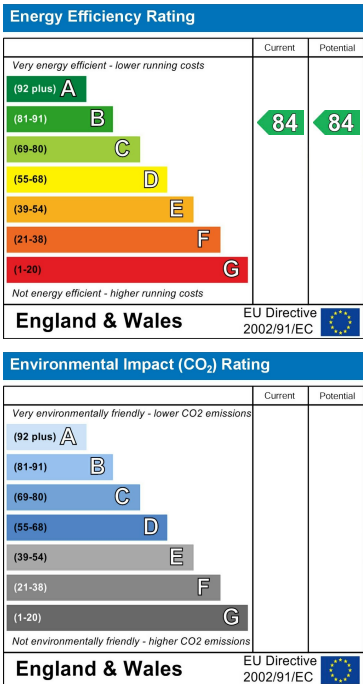
Floor Plan



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.