



GRISDALES

PROPERTY SERVICES



17 Woodville Park, Cockermouth, CA13 0GW

£118,500

WOW!!! We love this fabulous two bedroomed second floor apartment which sits high above the rooftops with smashing views from all windows. Immaculately fitted and maintained, it wants for nothing and offers great space ideal for a single person or couple. Constructed 8 years ago, there's gas heating, double glazing and secure parking and the accommodation itself comprises a good sized hallway with large cupboard, a lovely lounge, practical kitchen with dining space, two bedrooms and a great bathroom.

Just a stone's throw away from the town centre you absolutely won't be disappointed with it!

*** LOW COST PROPERTY *** TERMS AND CONDITIONS APPLY ***

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

OWNERS' COMMENTS

"The location is perfect for us, takes a couple of minutes to get into town for the shops, restaurants and pubs. While the rooms are large enough for us to change things around from when we bought it".

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

White painted doors throughout

You will need to see if your eligible on <https://www.allerdale.gov.uk/en/discountedsale/>

ENTRANCE

The property is accessed via a communal entrance door with two flights of stairs leading to the second floor. Door leading into:

INNER HALL



With laminate floor; loft access; security Interview System cupboard with shelving; telephone point. Doors leading into:

LOUNGE

16'2" x 12'6" (approx) (4.95 x 3.83 (approx))



With continuation of hallway flooring; lovely view overlooking the rooftops to countryside beyond; television point

KITCHEN

11'0" x 10'6" (max) (3.36 x 3.22 (max))



Triangular shaped room with a view to the rear; fitted with a good and practical range of base and wall units in pale green with wood effect laminate work surface over and matching upstand; include 1 1/2 bowl stainless steel sink with mixer tap; integrated Amica electric oven with 4-ring gas hob over; black glass splashback; Amica stainless steel extractor fan; plumbing for two appliances; space for fridge/freezer; space for dining table; television point; cupboard with shelving and housing Worcester gas boiler. Charcoal grey ceramic tiled floor.

BEDROOM 1

12'7" x 8'7" (3.84 x 2.63)



Double room with open view to the rear.

BEDROOM 2

10'5" x 7'10" (3.19 x 2.40)



Small double bedroom with aspect to the rear.

BATHROOM

7'11" x 6'6" (2.42 x 1.99)



Fitted with bath with chrome mixer tap over; wall mounted chrome shower attachments; folding shower screen in chrome frame; white wash hand basin with chrome mixer tap; low level wc. Fitted around bathroom fittings with beige ceramic tiles with silver trim; LED spotlights; wood effect flooring; chrome ladder style radiator; shaver point.

EXTERNAL

Secure parking for one car within garaging area below. Meters are also located in this area.

OUTLOOK



From the front there is an open aspect over rooftops to countryside in the distance and an open aspect to the rear.

ELIGIBILITY

Those submitting offers need to have had their application/situation approved by Allerdale's affordability team.

Please see <https://www.allerdale.gov.uk/en/housing/find-home/affordable-housing> for details.

DIRECTIONS

From the Main Street proceed in a westerly direction towards Wordsworth House. At the roundabout turn left into Gallowbarrow, proceed up the hill and at the church, turn right into Sullart Street. Half way up the hill turn right into Woodville Park, then take the first left turn and the apartment block can be found at the top.

COUNCIL TAX

We have been advised by Allerdale Borough 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 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.

COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this

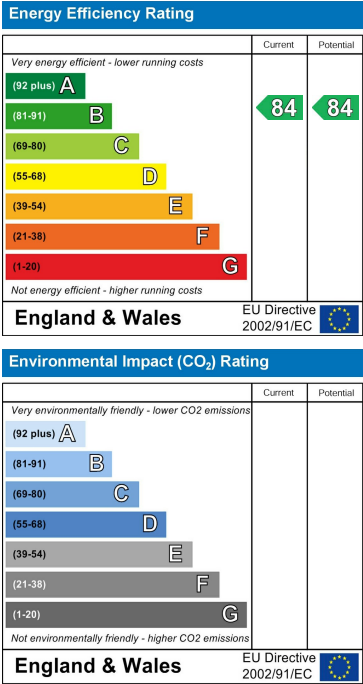
in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.