
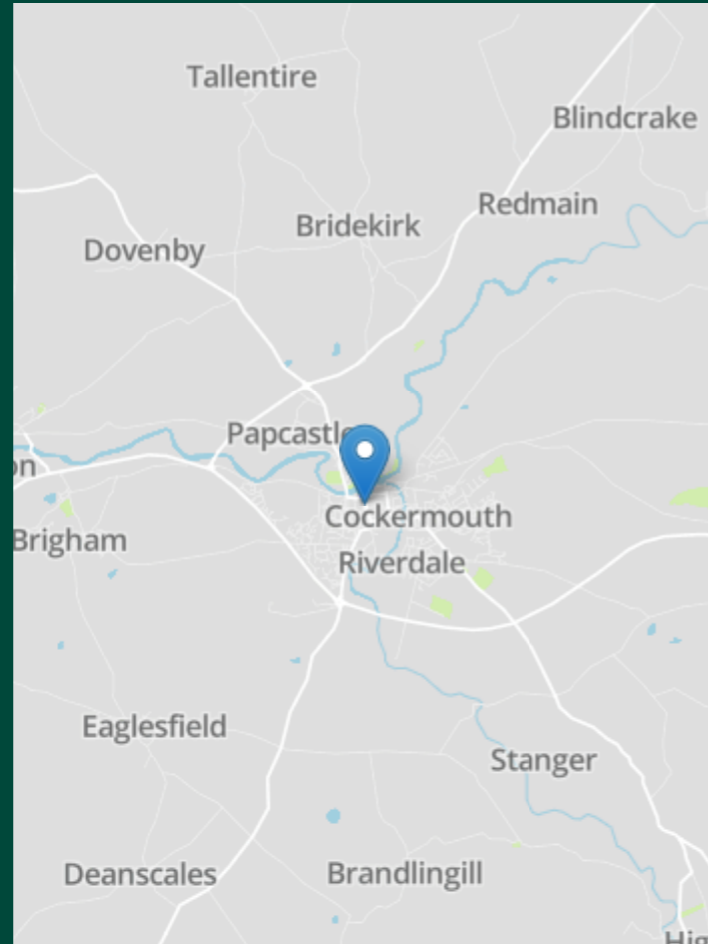


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Flat 103 Wordsworth Court, Sullart Street, Cockermouth, CA13 0EB

- 2 bed 1st floor apartment
- Contemporary kitchen & bathroom
- EPC rating C
- over 55's complex
- Council Tax: Band C
- Light & airy accommodation
- Tenure: leasehold

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 01900 826205

 cockermouth@pfk.co.uk

 www.pfk.co.uk

LOCATION

Wordsworth Court is a highly desirable development, conveniently situated on the edge of the market town of Cockermouth, in the borough of Allerdale, and set within the north western fringe of the Lake District National Park. Ideally located for the town centre amenities, such as two parks which both facilitate riverside walks, swimming pool, gymnasium, and the thriving local restaurants and public houses.

PROPERTY DESCRIPTION

Wordsworth Court is renowned in Cockermouth for its comfortable and well maintained accommodation, and its close proximity to all the amenities of the town. The development is specifically designed for the over 55s, with communal reception and lounge areas, 24 hour warden on call if required, and private parking for both residents and visitors.

A fully renovated first floor apartment with accommodation briefly comprising spacious lounge/dining room, fitted kitchen, large double bedroom and single bedroom, and large newly installed shower room.

Externally, to the rear there is a communal garden area and parking for residents and visitors. There is also a guest suite for visitors to the entire complex which is bookable in advance.

ACCOMMODATION

Entrance Hallway

Accessed from the communal hallway via wooden external door. With decorative coving, built in storage cupboards, telephone and broadband points and doors leading to all rooms.

Lounge

3.79m x 5.14m (12' 5" x 16' 10") Beautiful, light and airy rear aspect reception room which is approximately south facing. With decorative coving, space for three piece suite and dining table for four and open archway leading into the contemporary kitchen.

Kitchen

Fitted with a range of wall and base units in a light cream finish with complementary grey granite effect work surfacing and splashbacks, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated combination electric oven/grill with four burner countertop mounted ceramic hob, acrylic splashback and extractor fan over, integrated fridge and freezer, plumbing for under counter washing machine.

Bedroom 1

5.13m x 2.88m (16' 10" x 9' 5") Side aspect double bedroom fitted with a range of built in, matching bedroom furniture.

Bedroom 2

2.15m x 3.81m (7' 1" x 12' 6") Rear aspect large single bedroom.

Shower Room

2.89m x 2.12m (9' 6" x 6' 11") Fitted with three piece suite comprising large shower cubicle with electric shower, wash hand basin in high gloss vanity unit and WC, vertical heated chrome towel rail and built in shelved storage cupboard housing the newly installed electric boiler.

EXTERNALLY

To the rear of the property is a well maintained communal garden. Private parking is available for residents and visitors.

ADDITIONAL INFORMATION

Leasehold Information

The property is leasehold with the lease being granted in 1989 for a period of 150 years.

Service Charges

A monthly service charge of £219.92 is payable and covers estate manager, office costs, internet & telephone, on call service, communal utilities, grounds maintenance, estate cleaning, waste management & pest control, estate miscellaneous expenditure, professional fees, periodic inspections & servicing, fire, lighting, call systems & door entry, lift servicing, contribution to repairs fund, management fee, estate management of maintenance contracts.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric central heating and newly fitted UPVC double glazing installed. Telephone line installed subject to BT regulations. TV aerial fitted and fibre optic broadband available. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From the office proceed in a westerly direction along Main Street until reaching Sullart Street. Proceed up Sullart Street and Wordsworth Court can be found on the right hand side with the main entrance being at the rear of the building.

