
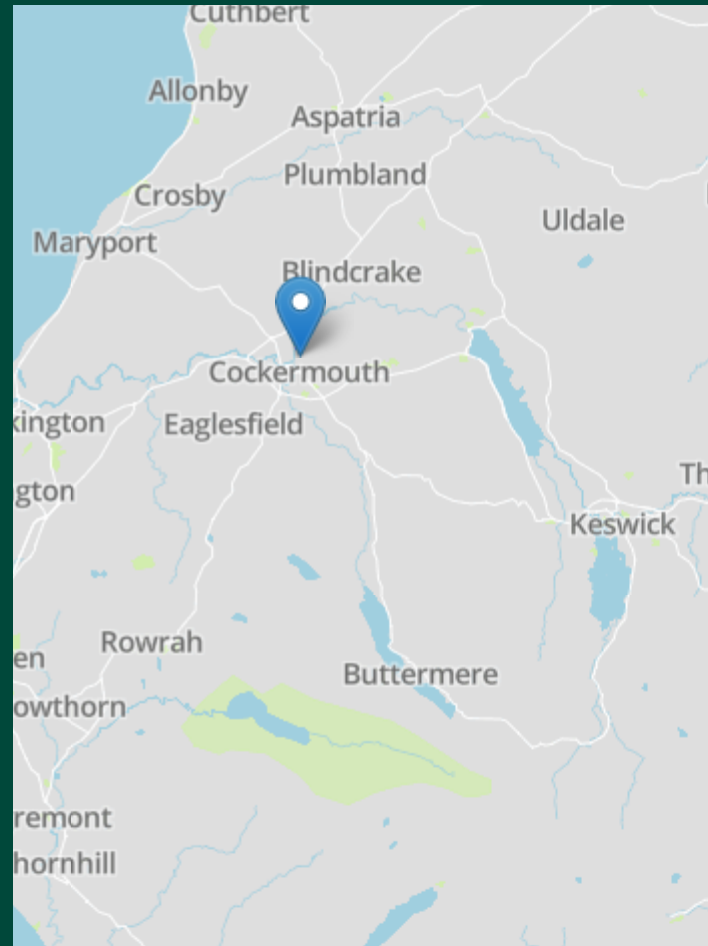


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	83	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	




Apartment 33, Lancaster Court, Isel Road, Cockermouth, CA13 9GW

- One bed, second floor apartment
- Close to town centre
- EPC rating B
- High quality throughout
- Council Tax: Band B
- Over 60's residential complex
- Tenure: leasehold

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LOCATION

This attractive retirement development is ideally located close to all the amenities that Cockermouth has to offer, including the beautiful river Derwent. There is a bus stop within easy reach, which quickly takes you into the heart of Cockermouth where you'll find a wealth of cafes, bars and eateries as well as a variety of smaller independent shops.

PROPERTY DESCRIPTION

A spacious and comfortable one bed apartment, sat within the sought after McCarthy Stone development of Lancaster Court, overlooking Cockermouth Castle towards the Lake District fells.

The accommodation has a light, airy feeling and is well laid out, with high quality fixtures and fittings, and briefly comprises lounge/dining room, kitchen with integral appliances, double bedroom and bathroom with walk in shower.

The development enjoys a contemporary and comfortable communal lounge and a luxurious guest suite for when people come to stay. What's more the rooftop terrace offers a scenic views of an ancient castle and the stunning backdrop of the Cumbrian fells, a perfect place to relax and chat with friends.

ACCOMMODATION

Entrance

Accessed from the communal hallway by an external wooden door. With doors leading to all rooms.

Lounge

7.29m x 3.50m (max) (23' 11" x 11' 6") A side aspect room with French doors leading out to a Juliette balcony enjoying views towards the Lake District fells. With space for three piece suite and dining table, TV, telephone, broadband and satellite points.

Kitchen

2.37m x 2.78m (max) (7' 9" x 9' 1") Fitted with a range of wall and base units in a white high gloss finish, with complementary grey work surfacing and upstands, incorporating composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including four burner countertop mounted ceramic hob with acrylic splashback and stainless steel extractor over, fridge, freezer and eye level electric combination oven/grill. Spot lighting and under cabinet lighting, tiled flooring and side aspect window.

Bedroom

6.99m x 2.91m (22' 11" x 9' 7") (approx max measurements) A side aspect double bedroom with TV point and walk in wardrobe with hanging rail and storage shelving.

Shower Room

2.04m x 2.17m (6' 8" x 7' 1") Fitted with a three piece suite comprising walk in, double shower cubicle with mains shower, WC and wash hand basin in a high gloss vanity unit, part tiled walls and tiled flooring, wall mounted mirror and vertical heated chrome towel rail.

Utility/Boiler Room

With plumbing for washer/dryer, laminate flooring and housing the hot water cylinder.

ADDITIONAL INFORMATION

Leasehold Details

Lease Length: 999 years from 2020.

Ground rent: £425 per annum.

Ground rent review: Jan 2035.

Managed by: McCarthy Stone Management Services.

It is a condition of purchase that residents must meet the age requirement of 60 years old.

Service charge: £2,633.76 per annum (for financial year end 28th Feb 2024).

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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 our Cockermouth office head along Main Street and up Castlegate, take the next left hand turn into Isel Road and the development can be found on the right hand side, just past the community hospital.

