

FOR SALE

Price Guide: £150,000



PFK

Flat 108 Wordsworth Court, Sullart Street, Cockermouth, Cumbria CA13 0EB

- First floor apartment
- Two bedrooms
- Modern walk-in shower
- Over 55's complex
- Town centre location with parking
- No onward chain
- EPC rating - B
- Council tax - Band C
- Tenure - leasehold

Cockermouth
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ABOUT THE PROPERTY

Wordsworth Court is well 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.

This is a first floor apartment with accommodation briefly comprising spacious lounge/dining room, fitted kitchen, large double bedroom, single bedroom, and large, recently 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.

LOCATION

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



ROOM DESCRIPTIONS

ACCOMMODATION

Communal Entrance Hallway

A communal entrance provides access into the building with lift access to the apartments entrance on the first floor:-

Hallway

Accessed via wooden entrance door. With built in storage cupboard and further built in shelved, airing/cylinder cupboard.

Open Plan Lounge/Dining Area

3.32m x 6.96m (10' 11" x 22' 10") Front aspect, light and airy, room with decorative coving, ceiling and wall mounted lighting, Living Flame effect electric fire and points for TV/telephone/broadband. Space for four person dining furniture. Open arched access to:-

Kitchen

1.78m x 2.40m (5' 10" x 7' 10") Fitted with a range of wall and base units in a white finish with complementary blue/grey counter tops, tiled splash backs and 1.5-bowl composite sink with drainage board and mixer tap. Freestanding electric cooker with four burners, grill and oven, and space for freestanding fridge freezer.

Bedroom 1

4.25m x 2.8m (13' 11" x 9' 2") Front aspect, double bedroom with decorative coving and fitted with a range of built in wardrobes, drawers and bedside storage.

Bedroom 2

2.18m x 2.57m (7' 2" x 8' 5") Front aspect, large, single bedroom with built in wardrobes.

Shower Room

1.86m x 2.61m (6' 1" x 8' 7") Fitted with three piece suite comprising large, walk-in shower cubicle (with electric shower), WC and wash hand basin in built in vanity units. Heated towel rail.

EXTERNALLY

Parking

Private parking is available for residents and their visitors.

Communal Gardens

The property benefits from the use of lovely communal gardens and outdoor seating areas.

ADDITIONAL INFORMATION

Tenure & Service Charges

Tenure - leasehold with the lease being granted in 1989 for a period of 150 years.

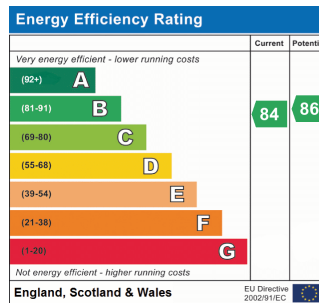
Service Charges - a monthly service charge of £219.92 is payable and covers estate manager, office costs, internet & telephone, on call service, communal utilities, grounds maintenance, estate cleaning, waste management & pest control, estate miscellaneous expenditure, professional fees, periodic inspections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

FLOORPLAN

EPC



SALE DETAILS

Services

Mains electricity, water & drainage; Economy 7 electric storage heaters installed; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/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 PFK office proceed in a westerly direction along Main Street until reaching Sullart Street. Continue 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.