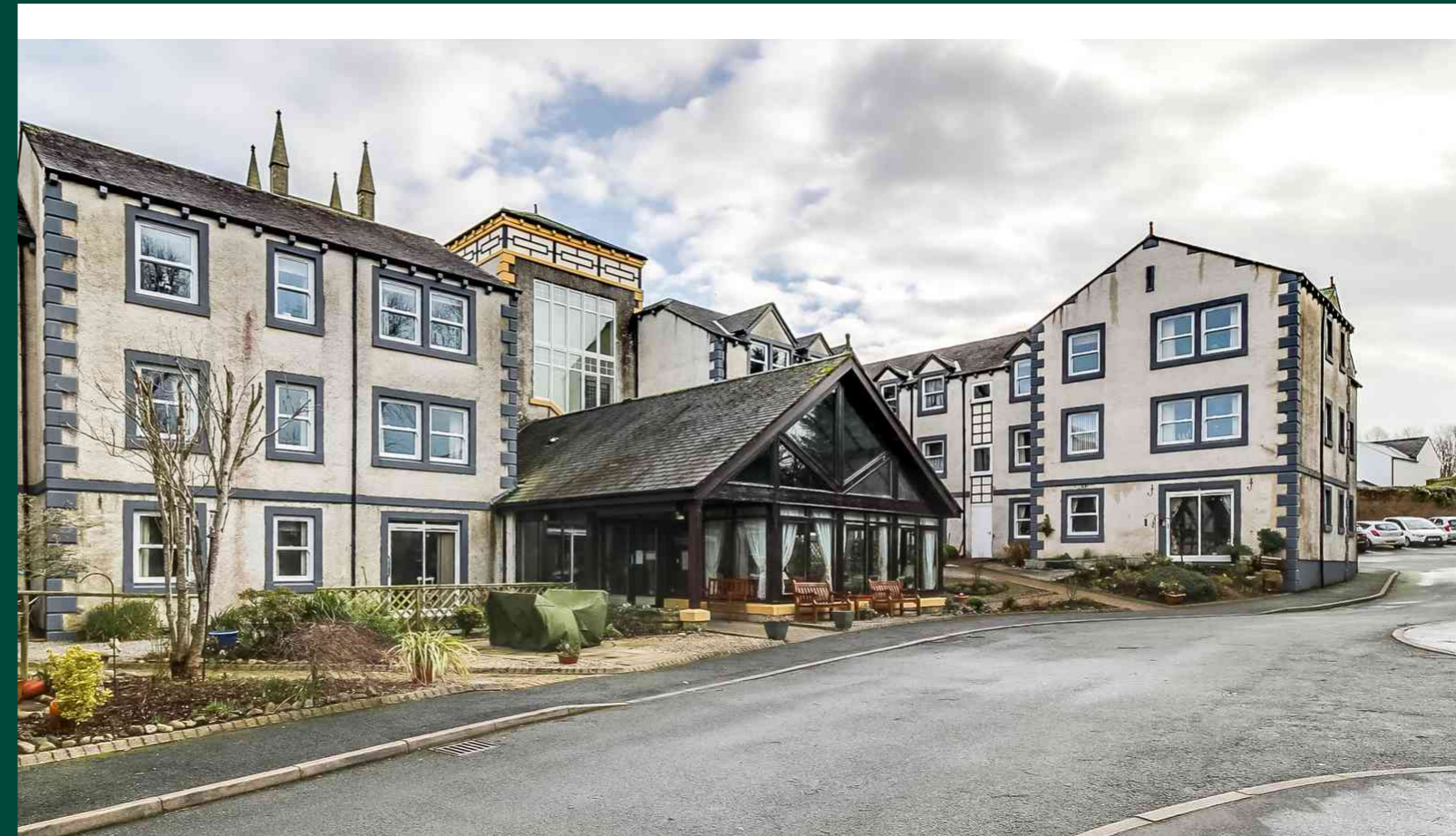
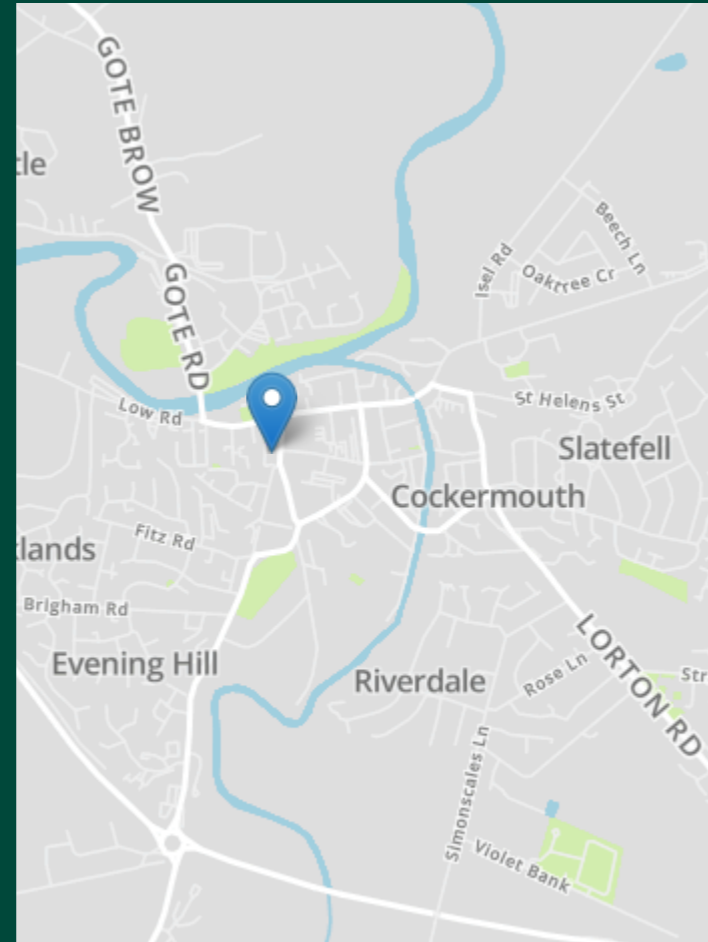


PFK

Price Guide: £160,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Flat 14 Wordsworth Court, Sullart Street, Cockermouth, CA13 0EB

- Ground floor apartment
- Pretty patio area
- No chain
- EPC rating - C
- Resident owned 'Over 55's' complex
- Residents & guest parking
- Tenure - leasehold
- Two bedrooms
- Communal social areas
- Council tax - Band C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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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.

PROPERTY DESCRIPTION

Wordsworth Court is well renowned in Cockermouth for its comfortable, 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 ground floor apartment with accommodation briefly comprising spacious lounge/dining room with sliding doors to the patio, fitted kitchen, large double bedroom with built in storage, single bedroom, and shower room.

Externally, to the rear there is a pretty patio, 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 if required.

Note: Although tenure of this property is leasehold, the freehold to the property is collectively owned by the residents of the complex and a share of the company (WCA Cockermouth Ltd) will be acquired alongside the lease.

ACCOMMODATION

Communal Hallway

Hallway

Decorative coving, built in storage cupboard, intercom entry system and wooden doors to all rooms.

Lounge/Dining Room

5.92m x 5.07m (19' 5" x 16' 8") max. Side aspect room with sliding doors providing access to the patio area and front of the building. Decorative coving, points for TV/telephone/broadband, space for four to six person dining table and archway access into:-

Kitchen

1.78m x 2.65m (5' 10" x 8' 8") Modern kitchen fitted with a range of wall and base units in a light wood effect finish with complementary grey, granite effect work surfacing, tiled splash backs and stainless steel sink/drainage board with mixer tap. Built in, four-burner, counter top mounted ceramic hob with extractor fan above, separate electric oven/grill, space/plumbing for under counter washing machine and space for freestanding fridge freezer.

Bedroom 1

4.98m x 2.84m (16' 4" x 9' 4") Side aspect, double bedroom with telephone point and fitted with a range of built in furniture including wardrobe, chest of drawers and storage unit.

Bedroom 2

3.30m x 2.52m (10' 10" x 8' 3") Side aspect, single bedroom.

Shower Room

2.35m x 2.15m (7' 9" x 7' 1") Partly tiled shower room comprising walk-in shower cubicle fitted with mains plumbed shower, WC and wash hand basin in built in vanity storage unit.

EXTERNALLY

Patio Seating Area

Accessed via sliding doors from the living area.

Parking & Communal Areas

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.

ADDITIONAL INFORMATION

Tenure and Service Charges

Tenure: leasehold with the lease being granted in 1989 for a period of 150 years. The freehold is held by WCA Cockermouth Limited, a resident owned company in which each resident owns a share and is a co-owner of Wordsworth Court.

Service Charges: a monthly service charge, currently £219.92 per month, 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.

SALE DETAILS

Services: Mains electricity, water & drainage; electric heaters installed; double glazing installed throughout. 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.

