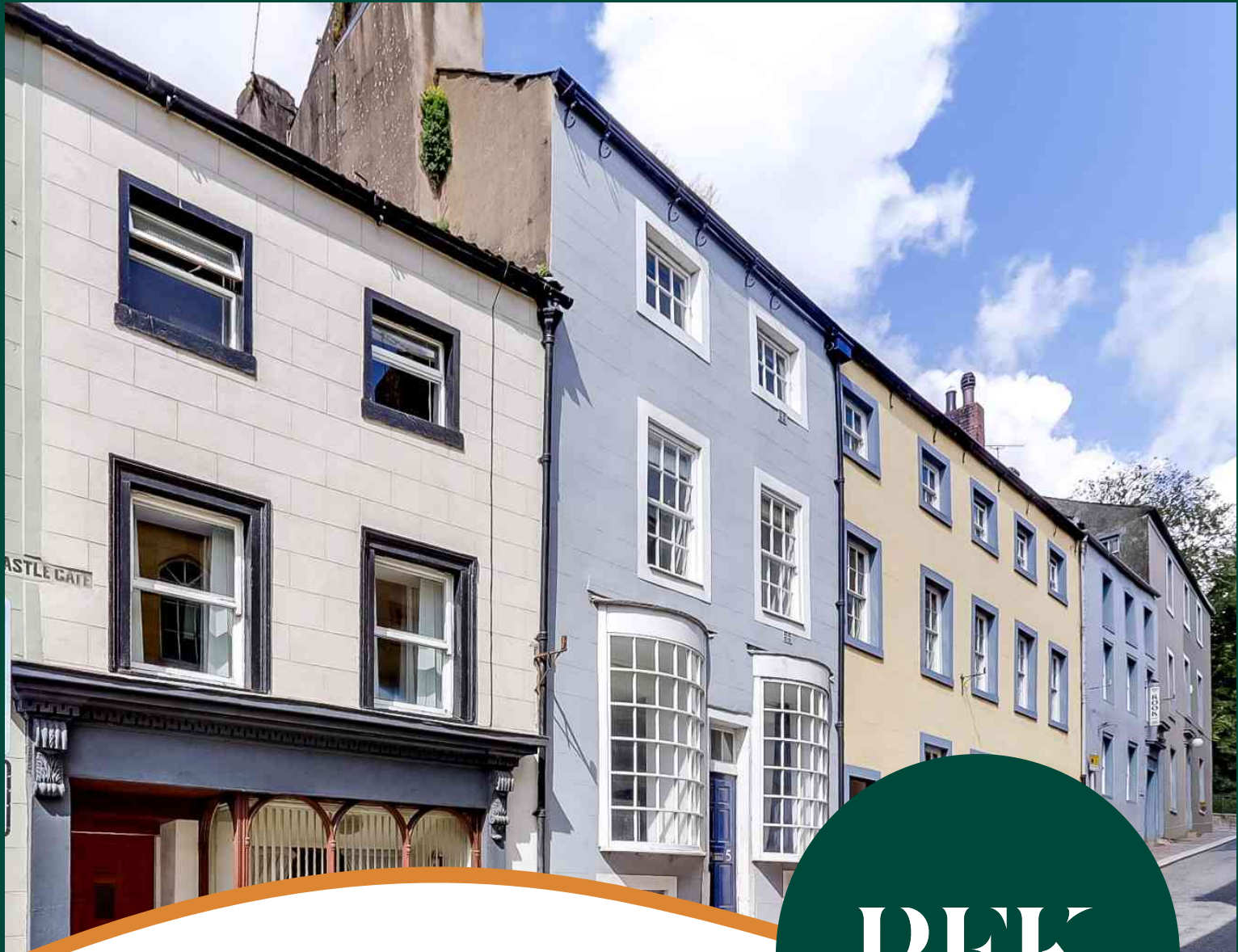


FOR SALE

Price Guide: £110,000



PFK

5 Castlegate, Cockermouth, Cumbria CA13 9EU

- One bed apartment
- Ground floor in converted period building
- Just off town centre
- Perfect holiday let or bolthole
- Grade II listed
- LDNP Market town location
- Tenure - leasehold
- Council tax - Band A
- EPC rating - D

Cockermouth
68, Main Street, Cockermouth, CA13 9LU

01900 826205
cockermouth@pfk.co.uk

ABOUT THE PROPERTY

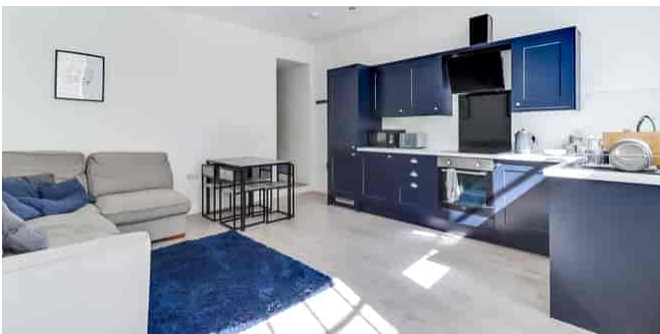
A beautiful Georgian townhouse, meticulously converted into apartments, lies just off the town centre of the handsome market town of Cockermouth. 5 Castlegate is a charming, one bedroom, ground floor apartment blending character & charm with modern convenience, to provide an excellent bolt hole or holiday let with great income potential.

The accommodation is impeccably presented having undergone a total refurbishment and transformation; the light and airy lounge enjoys lots of natural light, a contemporary dark blue kitchen includes integrated appliances, and a three piece bathroom and spacious double bedroom complete the apartment.

Perfectly situated and available with no onward chain, this is a superb opportunity.

LOCATION

Located at the bottom of Castlegate in one of the oldest parts of Cockermouth and surrounded by similar properties. Number 5 overlooks the recently regenerated tree lined Market Place with easy access to restaurants, public houses, art galleries, specialist shops and onto the Main Street.



ROOM DESCRIPTIONS

ACCOMMODATION

Open Plan Lounge/Dining Kitchen

4.42m x 5.47m (14' 6" x 17' 11") max. Accessed via wooden entrance door with glazed inserts. This is a light and airy, front aspect, room with high ceiling and twin bay windows. The kitchen area comprises a range of base and wall units in a deep blue finish with complementary granite effect counter tops and upstands, and composite sink with drainage board and mixer tap. Four-burner, counter top mounted, ceramic hob with acrylic splash back and extractor fan over, separate combination electric oven/grill, integrated fridge, freezer and washer/dryer. Point for TV/telephone/broadband, laminate flooring and space for corner sofa and four person dining table.

Rear Hallway

Providing access to the bedroom and bathroom. Laminate flooring and access to loft space (via hatch).

Bedroom

2.79m x 4.02m (9' 2" x 13' 2") Side aspect bedroom with double glazed window.

Bathroom

2.49m x 1.74m (8' 2" x 5' 9") Fitted with three piece suite comprising walk-in shower cubicle (electric shower), WC and wash hand basin in built in vanity unit. Spotlighting and laminate flooring.

ADDITIONAL INFORMATION

Tenure

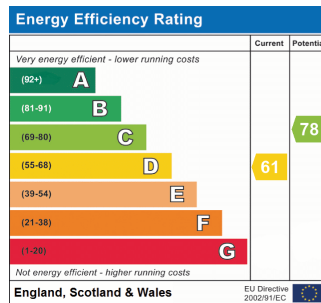
The property tenure is leasehold with a term of 999 years from 1st January 2019.

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; electric heaters installed; single glazing installed unless otherwise stated. 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 PFK offices on Main Street head east towards the Market Place to Castlegate, where the property can be found on the left hand side.