



25 LOW ROAD CLOSE | COCKERMOUTH | CUMBRIA | CA13 0GU

PRICE £76,850





SUMMARY

This modern purpose built ground floor apartment is well located for the town centre and is a level walk form all the shops, cafes and restaurants. Offered for sale at a fixed price of 55% full market value on a help to buy scheme this makes an affordable purchase for those who qualify and is offered for sale with no onward chain. The property includes a generous hallway, An open plan living/dining room with access to a spacious modern kitchen with a side facing window, two bedrooms, the main one with fitted wardrobes and a stylish modern shower room. There is an allocated parking space to the front. More information on the criteria for buyers is available from the agent.

EPC band D

GROUND FLOOR

COMMUNAL ENTRANCE

A security door with intercom system leads into a communal hall with door into apartment

ENTRANCE HALL

Doors to rooms, electric heater, built in airing cupboard

LIVING/DINING ROOM

Two double glazed windows to front, electric stove effect fire, coved ceiling, electric heater, space for table and chairs, opening into kitchen

KITCHEN

Double glazed window to side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for fridge freezer, integrated washing machine, tile effect flooring

BEDROOM 1

Double glazed window to rear with blinds, built in wardrobes to one wall, electric heater

BEDROOM 2

Double glazed window to rear, electric heater

SHOWER ROOM

Double width shower enclosure with thermostatic twin head shower unit, hand wash basin and hidden cistern WC in vanity style unit, PVC cladding to splash areas, towel rail, extractor fan

EXTERNALLY

To the front of the building is a residents car park where the property benefits from one allocated space. There are also a number of visitors spaces.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Leasehold. 125 years from 1/1/2005

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated washing machine

Broadband type & speeds available: Standard 17Mbps / Superfast 47Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates 3 has good signal in and out. Others have good signal outside but variable service indoors

Planning permission passed in the immediate area: None known

The property is not listed

Agents note: All buyers must be assessed and approved by Home Group prior to purchase. Information on the buyer criteria is available from the agent.

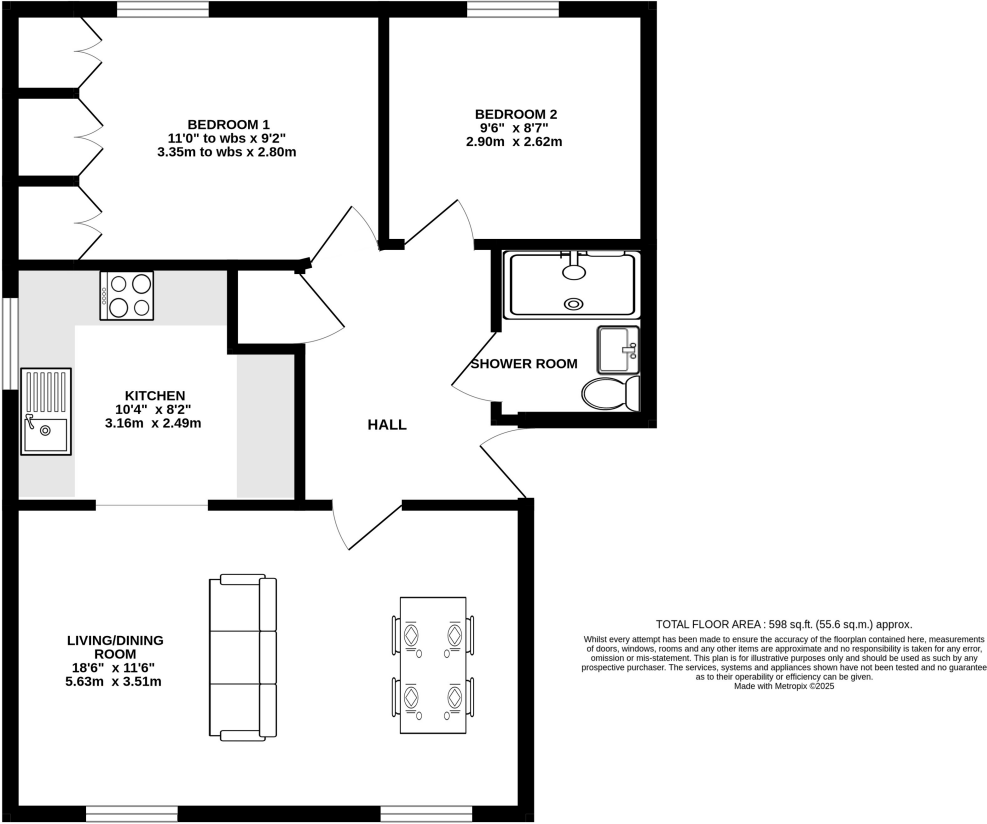
DIRECTIONS

From the office head down Station Street and turn left onto Main Street. Pass over both mini roundabouts and once past Aldi turn left into Low road Close. At the fork in the cul de sac bear right and park in the visitors bays at the front of the block of apartments. The property is located on the ground floor. Use the far left entrance door.





GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		