


| Energy Efficiency Rating                           |           |   |
|--|-----------|---|
|  | Current   | Potential   |
| <i>Very energy efficient - lower running costs</i> |           |   |
| (92+)  | <b>A</b>  |   |
| (81-91)  | <b>B</b>  |   |
| (69-80)  | <b>C</b>  |   |
| (55-68)  | <b>D</b>  |   |
| (39-54)  | <b>E</b>  |   |
| (21-38)  | <b>F</b>  |   |
| (1-20)   | <b>G</b>  |   |
| <i>Not energy efficient - higher running costs</i> |           |   |
|  | <b>82</b> | <b>83</b>   |
| <b>England, Scotland &amp; Wales</b>               |           | EU Directive 2002/91/EC  |




## 9 Horsman Court, Cockermouth, Cumbria, CA13 0HQ

- 2 bed first floor apartment
- Dedicated parking space
- Tenure: leasehold
- Immaculately presented
- No onward chain
- EPC rating B
- New electric heating
- Council Tax: Band A

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## LOCATION

Horsman Court is a very popular location, situated in the market town of Cockermouth in the borough of Allerdale, set within the north west fringes of the Lake District. The level walk makes it convenient for the town centre, local schools and amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks and the thriving local restaurants and public houses.

## PROPERTY DESCRIPTION

An extremely well presented two bed first floor apartment, close to Cockermouth town centre and sold with no onward chain, 9 Horsman Court is a perfect, first time buyer, buy to let or bolthole in a popular edge of National Park town.

The accommodation is light and welcoming and comprises lounge, contemporary kitchen, two double bedrooms and three piece bathroom with shower over bath. The electric heating system has recently been upgraded to a much more energy efficient system, and the property comes with a dedicated parking space in the communal car park.

## ACCOMMODATION

### Entrance Hall

Accessed via a wooden door, from the communal hallway. With built in storage cupboard and shelving, shelved airing cupboard housing the electric boiler, laminate flooring and doors giving access to all rooms.

### Lounge

3.47m x 4.27m (11' 5" x 14' 0") A front aspect reception room with decorative coving, TV, telephone and Sky points, space for a two person dining table, laminate flooring and door leading into the kitchen.

### Kitchen

1.88m x 3.81m (6' 2" x 12' 6") Fitted with a range of wall and base units in a light cream high gloss finish, with complementary wood effect work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated combination electric oven/grill with four burner, countertop mounted ceramic hob and extractor fan over, plumbing for under counter washing machine, integrated fridge and freezer. Wall mounted heater, LVT flooring and rear aspect window.

### Bedroom 1

2.99m x 3.46m (9' 10" x 11' 4") A front aspect double bedroom with decorative coving.

### Bedroom 2

2.59m x 2.85m (8' 6" x 9' 4") A rear aspect, small double bedroom.

### Bathroom

1.66m x 2.79m (5' 5" x 9' 2") Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin in built in vanity unit, tiled walls, vertical heated electric towel rail and obscured rear aspect window.

## EXTERNALLY

The property has a dedicated parking space within the car park at the rear of the block.

## ADDITIONAL INFORMATION

### Leasehold Information

The property has a 299 year lease which commenced in 2015. Annual service charges are payable of approx. £900 which cover maintenance and insurance.

### 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 office in Main Street, proceed towards Workington passing The Trout Hotel on the right hand side. Cross the roundabout and take the next left onto Horsman Street and Horsman Court can be found on the right hand side.

