

PFK

Apartment 24 Lancaster Court, Isel Road, Cockermouth, Cumbria CA13 9GW

Price Guide: £325,000



View from communal roof terrace
(on second floor)



LOCATION

This attractive retirement development is superbly located close to all the amenities that Cockermouth has to offer, including riverside walks by the beautiful river Derwent. There is a bus stop within easy reach, which quickly takes you into the heart of Cockermouth where you'll find a wealth of cafes, bars and eateries as well as a good variety of smaller, independent shops.

PROPERTY DESCRIPTION

A spacious and flawlessly maintained, first floor, two bedroom, two bathroom apartment, situated within the prestigious McCarthy Stone development of Lancaster Court. Pristinely presented, the residence exudes a luminous and airy ambiance, boasting a well-designed layout incorporating top-notch fixtures and fittings. Recently re-carpeted in attractive, neutral colour scheme, the property features an expansive lounge/dining area, modern kitchen equipped with integrated appliances, two generously sized double bedrooms - one with an en-suite and dressing area, and an additional bathroom with walk-in shower.

Residents of this secure development have access to a modern and inviting communal lounge, as well as the use of a handy guest suite for accommodating visitors. Moreover, the rooftop terrace offers views of an ancient castle and the picturesque backdrop of the Cumbrian fells. This serene setting provides an ideal spot for unwinding and socialising with companions, creating new memories in a luxurious environment. The property also has the advantage of a private parking space.

This is a rather special development of apartments, specifically designed for the over 60's, and presents a wonderful opportunity to acquire a fabulous, secure home in a lovely setting and location. Viewing is highly recommended.

ACCOMMODATION

Communal Entrance

Secure intercom entry access to a communal entrance with access to the first floor either via a lift or stairs.

Entrance Hallway

3.2m x 1.4m (10' 6" x 4' 7") Providing access to all rooms.

Bathroom

2.0m x 1.5m (6' 7" x 4' 11") Modern shower room, with partly tiled walls in attractive, neutral colour scheme. Fully tiled, shower enclosure fitted with electric shower, chrome heated towel rail, and WC and wash hand basin set in vanity storage units with LED illuminated mirror above. Tiled floor.

Storage/Utility/Boiler Room

1.8m x 1.3m (5' 11" x 4' 3") Useful storage cupboard, housing the boiler and Vent-axia ventilation unit. Space/power/plumbing for washer/dryer.

Open Plan L-Shaped Living/Dining Room with Balcony

4.6m x 2.7m (15' 1" x 8' 10") and 3.3m x 4.25m (10' 10" x 13' 11") Enjoying an abundance of light with windows overlooking the town and French doors providing access to a private balcony. This room benefits from a larger than average living area for apartments within the complex and provides generous space to accommodate both living and dining furniture. Balcony Area 2.6m x 1.4m (8' 6" x 4' 7") A lovely, private, outdoor space with encompassing glass balustrade and roof covering enabling year round use.

Kitchen

2.3m x 2.8m (7' 7" x 9' 2") A modern, kitchen fitted with white, gloss wall and base units with complementary work surfaces and upstands incorporating black sink/drainage unit with mixer tap. Built in lower level oven (ideal to assist with independent living), electric hob with extractor above, space for freestanding fridge freezer, and tiled floor.

Principal Bedroom

2.9m x 7.2m (9' 6" x 23' 7") Extensive, principal bedroom enjoying views over Cockermouth and with the benefit of en suite shower room and dressing area.

Dressing Area

1.9m x 1.3m (6' 3" x 4' 3") Fitted with hanging rail and shelving.

En Suite Shower Room

2.0m x 2.1m (6' 7" x 6' 11") Modern, en suite with neutral wall tiling and fitted with fully tiled, shower enclosure, and WC and wash hand basin set in vanity storage units with LED illuminated mirror above. Chrome heated towel rail and tiled floor.

Bedroom 2

2.9m x 5.6m (9' 6" x 18' 4") Generously proportioned, double bedroom with views over Cockermouth.

ADDITIONAL INFORMATION

Apartment Complex Services

Superbly designed for the 'Over 60's' the complex offers secure living arrangements with intercom entry system, on call system and resident house manager.

Residents have use of the communal grounds and there is a communal lounge, kitchen and roof top terrace at second floor level (served by a lift) which is perfect for socialising - and enjoys lovely views from the terrace.

There is also a guest suite available for booking (subject to charges).

Tenure, Management & Charges

Tenure: leasehold with a term of 999 years from 1st January 2020.

Ground rent: £425 per annum. Ground rent review date: Jan 2035.

Managed by: McCarthy Stone Management Services. Service charge: £2,633.76 (approx) per annum (for financial year end 28th Feb 2024).

Note: It is a condition of purchase that residents must meet the minimum age requirement of 60 years old.

Parking

The property benefits from one private, allocated parking space.

SALE DETAILS

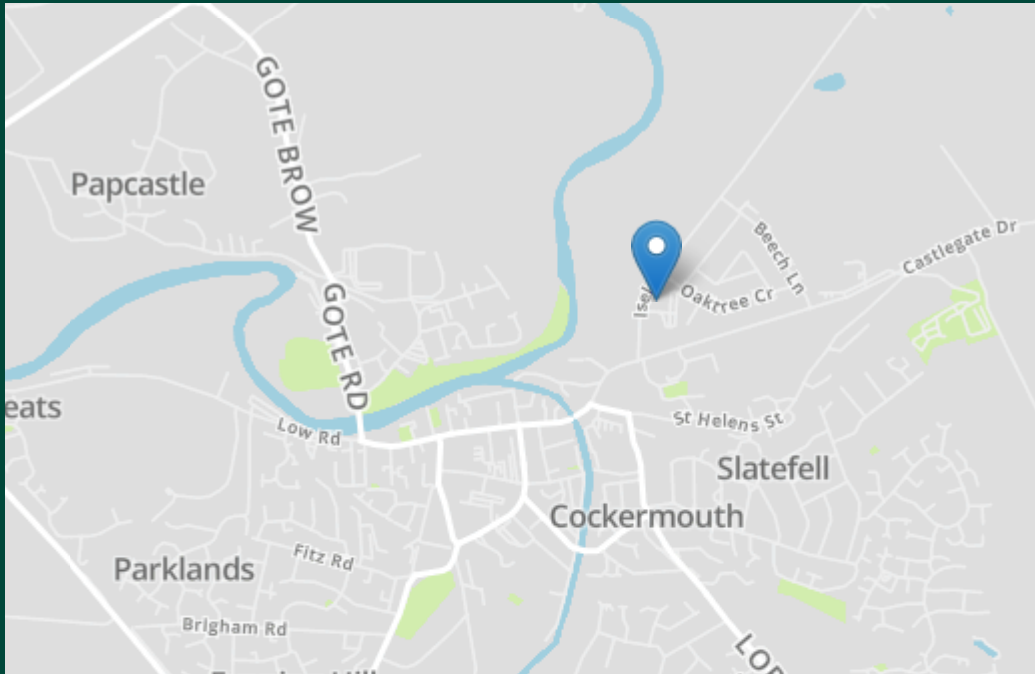
Mains electricity, water and drainage. Electric central heating and double glazing installed throughout. Vent-axia ventilation system installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C


Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office head along Main Street and up Castlegate. Take the next left turn into Isel Road and the development can be found on the right hand side (just past the community hospital).





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

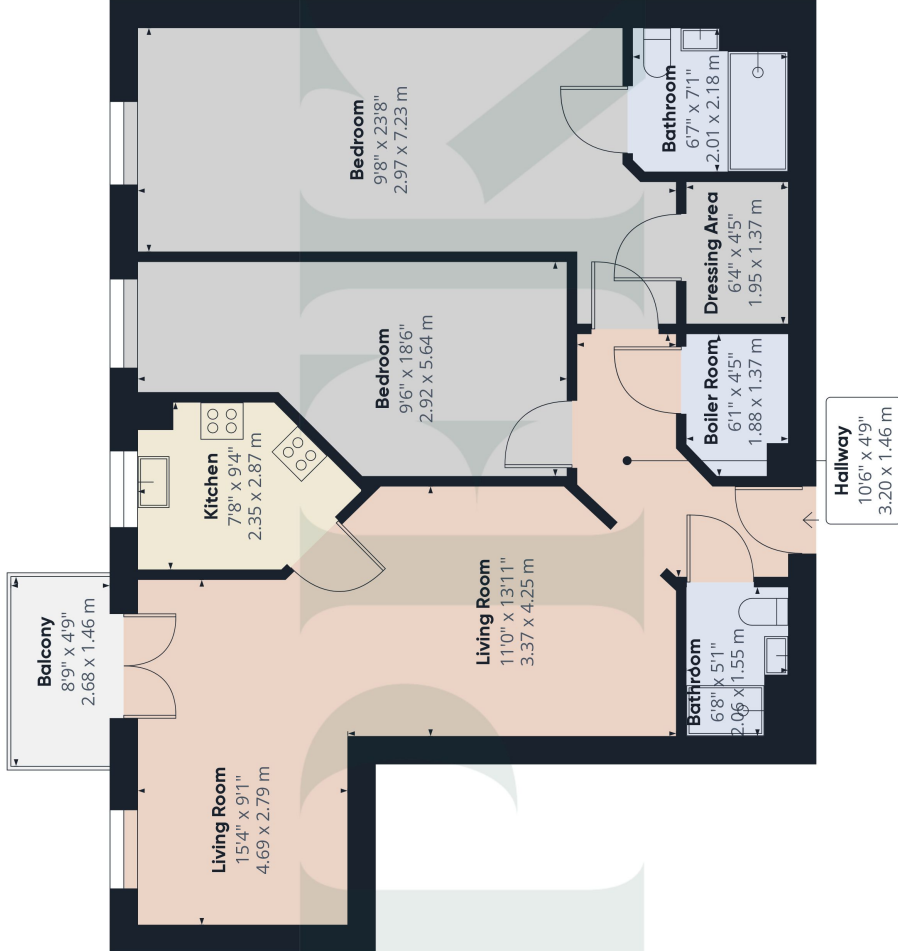


Approximate total area⁽¹⁾
935.21 ft²
86.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360



Living Room 15'4" x 9'1" / 4.69 x 2.79 m

Living Room 110" x 13'11" / 3.37 x 4.25 m

Bedroom 9'8" x 2'38" / 2.97 x 7.23 m

Bedroom 9'6" x 18'6" / 2.92 x 5.64 m

Kitchen 7'8" x 9'4" / 2.35 x 2.87 m

Bathroom 6'7" x 7'1" / 2.01 x 2.18 m

Dressing Area 6'4" x 4'5" / 1.95 x 1.37 m

Boiler Room 6'1" x 4'5" / 1.88 x 1.37 m

Hallway 10'6" x 4'9" / 3.20 x 1.46 m

Bathroom 6'8" x 5'1" / 2.06 x 1.55 m

Balcony 8'9" x 4'9" / 2.68 x 1.46 m