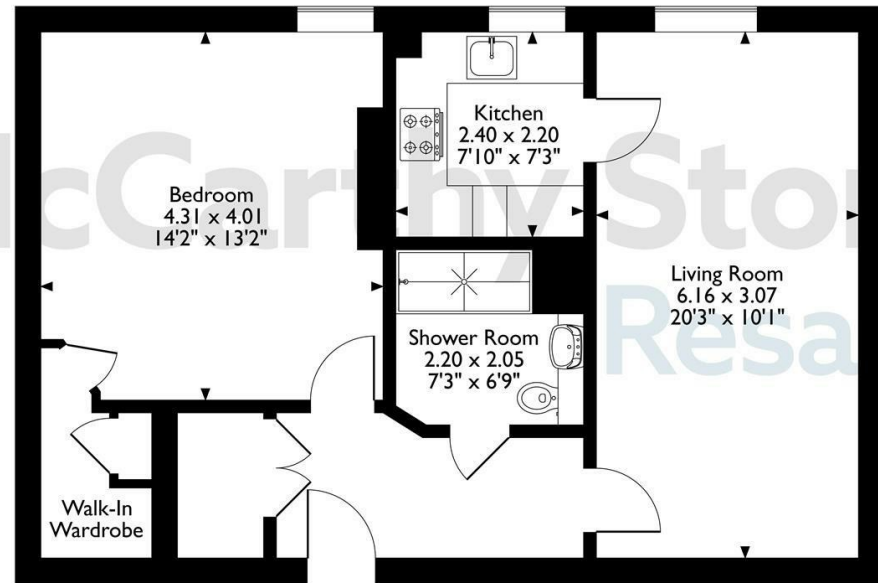
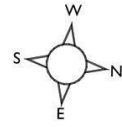


Lancaster Court, Apartment 14, Isel Road, Cockermouth  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**14 Lancaster Court**

Isel Road, Cockermouth, CA13 9GW



**Asking price £215,000 Leasehold**

A well presented ONE BEDROOM apartment situated on the FIRST FLOOR. Boasting a modern kitchen with integrated appliances and generously size double bedroom with a walk in wardrobe. Lancaster Court, a McCarthy Stone retirement living development is nestled in Cockermouth.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Isel Road, Cockermouth

## Lancaster Court

Lancaster Court consists of 40 stylish one and two-bedroom retirement apartments, exclusive to the over 60s and conveniently located close to the centre of Cockermouth. These stunning retirement apartments come with incorporate intelligent design, giving you gorgeous, yet practical living spaces.

The development enjoys a contemporary and comfortable communal lounge and a luxurious guest suite for when people come to stay. What's more the rooftop terrace offers a scenic views of an ancient castle and the stunning backdrop of the Cumbrian Fells, a perfect place to relax and chat with friends.

## Local Area

This attractive retirement development is ideally located close to all the amenities that Cockermouth has to offer, including 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 your favourite high street stores and smaller independent shops.

## Entrance Hall

Front door with spy hole and letter box.  
24-hour emergency response and camera door entry system with intercom, illuminated light switches and smoke detector.  
A large walk-in utility/storage cupboard housing the washer/dryer.  
Doors to the living room, bedrooms and shower room.

## Lounge

A light and spacious living area with ample space for a dining table and chairs. Feature fireplace provides focal point and homely feel. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets for convenience and a wall-mounted electric heater. Door leading to kitchen.

## Kitchen

Fully fitted with a range of white, high gloss wall and base cupboards and drawers, with chrome handles and work surface. A black composite sink and drainer unit with chrome mono lever tap sits below a double glazed window. Appliances include a raised level oven (for minimal bend) space above for microwave,

ceramic hob with cooker hood over, integrated fridge/freezer. Tiled flooring, adjustable central spot lights and under pelmet lighting.

## Bedroom

A generously sized double room boasting a walk-in wardrobe housing shelves and hanging rails for ample clothes storage. Two ceiling light points, TV and phone point, raised power sockets for convenience and a wall mounted electric heater.

## Shower Room

Partially tiled walls and tiled flooring. Fully fitted suite comprising of a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Illuminated feature mirror, electric chrome heated towel rail and extractor fan. 24/7 Emergency pull cord

## Service Charge

- House manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)

Service charge: £2,634.84 per annum (for financial year ending 1st March 2026)

# 1 bed | £215,000

## Leasehold Information

Lease Length: 999 years from 1st Jan 2020  
It is a condition of purchase that residents must meet the age requirement of 60 years old.

Ground rent: £425 per annum  
Ground rent review: 1st Jan 2035  
Managed by: McCarthy Stone Management Services

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

