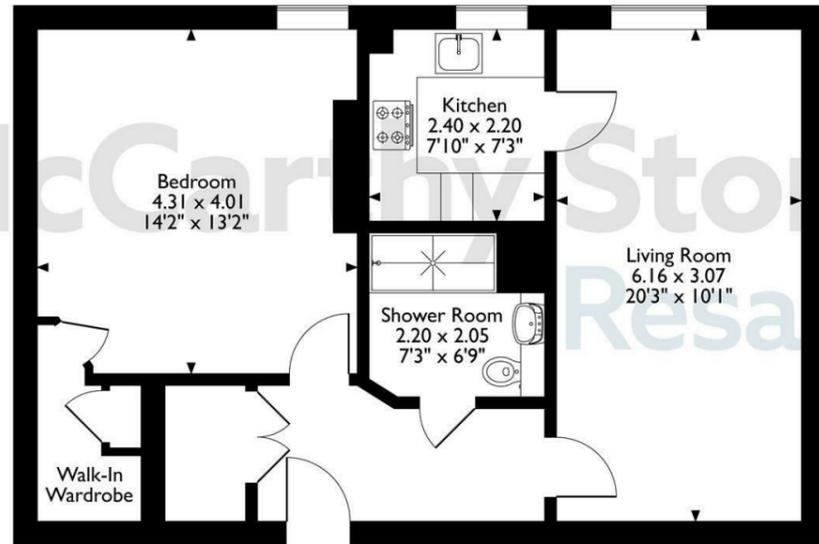
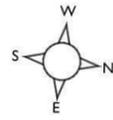


Lancaster Court, Apartment 14, Isel Road, Cockermouth
Approximate Gross Internal Area
59 Sq M/635 Sq Ft



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) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

29 Lancaster Court

Isel Road, Cockermouth, CA13 9GW



Asking price £230,000 Leasehold

Well presented one bedroom, second floor apartment featuring a modern kitchen with integrated appliances and a spacious double bedroom with walk-in wardrobe.

Located within Lancaster Court, a McCarthy Stone Retirement Living development in the heart of 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Isel Road, Cockermouth

Moving Made Easy

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.
- 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 speak with our Property Consultant today.

Lancaster Court

Lancaster Court comprises 40 stylish one and two-bedroom retirement apartments, exclusively for the over 60s, ideally located close to Cockermouth town centre. Designed with comfort and practicality in mind, the apartments offer modern, low-maintenance living spaces.

Residents benefit from a comfortable communal lounge, luxurious guest suite for visiting family and friends, and a rooftop terrace enjoying scenic views towards the historic castle and the surrounding Cumbrian Fells, an ideal space to relax and socialise.

Local Area

This attractive retirement development is conveniently located close to Cockermouth's wide range of amenities, including the picturesque River Derwent. A nearby bus stop provides easy access into the town centre, offering a selection of cafés, bars, restaurants, high street retailers and 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. 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. 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



1 bed | £230,000

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)'

The Annual Service Charge is £2,749.25 for financial year ending 28/02/2027.

Leasehold Information

Lease : 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

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

