



6 Bainbridge Court, Sedbergh, LA10 5EA

Cobble Country

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Situated in the heart of Sedbergh, Bainbridge Court is an attractive stone-faced building comprising of twelve self contained apartments. Number six, a first floor duplex maisonette comprises of a large open plan lounge, dining kitchen to the first floor and two double bedrooms and bathroom to the second floor. This property benefits from private parking and a secure entry system to the communal foyer.

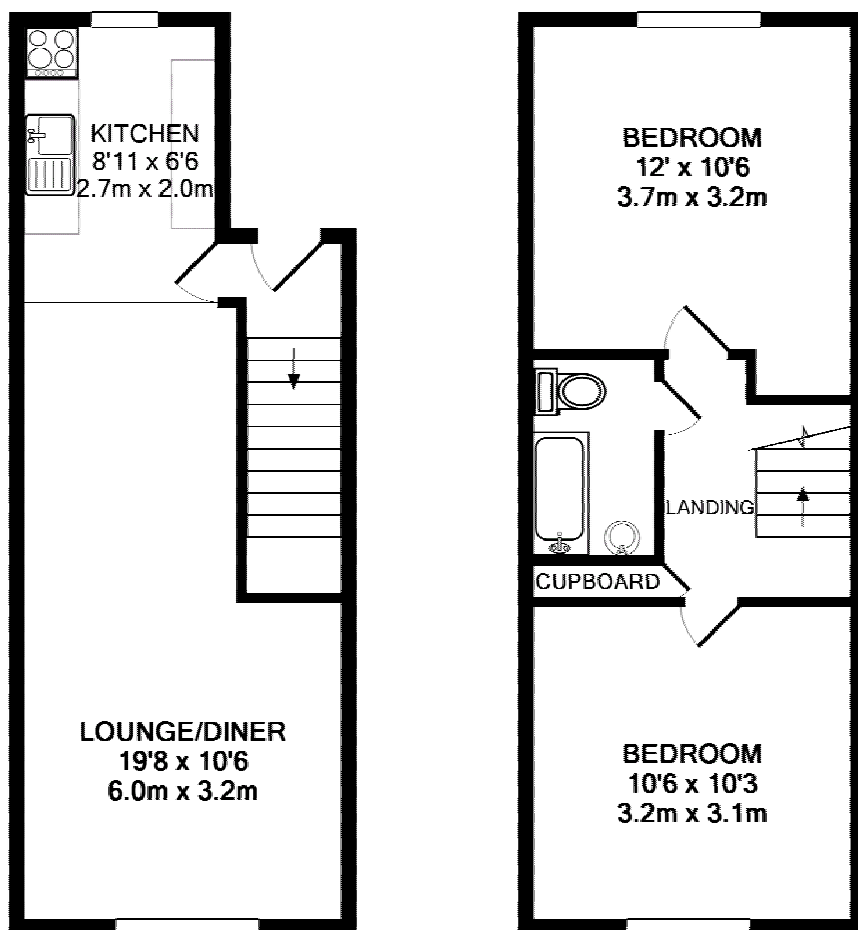
Asking Price £167,000

Entrance to the property is directly off Bainbridge Road via a communal front door, the entrance to number six is situated on the first floor, at the top of the right hand staircase. The property briefly comprises of entrance hall, with space to hang coats and staircase to the first floor, a door from the entrance hall leads to the open plan kitchen lounge diner. The kitchen comprises of a range of wall and floor mounted cupboard units with pine doors, fitted electric oven with hob and overhead extractor hood. There is plumbing for an automatic washing machine and recess space for fridge and freezer. The lounge benefits from superb elevated views with an aspect towards the rear of the property. To the first floor there are two double bedrooms and the bathroom comprising of a low level bath, W.C, pedestal wash hand basin and over bath electric shower. There is loft access from the upper floor landing and a storage cupboard housing the immersion heater.

The property is centrally located in the town of Sedbergh, close to all local amenities including shops, cafes, a post office, schools and pubs. There is private allocated parking to the rear of the property. The property would ideally suit as investment, a holiday property or primary residence for the discerning purchaser. Internal inspection is highly recommended to appreciate the charm and quality on offer.

We have been advised that currently the property is listed as Band B @ £1104.04 per annum. We have been advised by the vendor that the tenure of the property is Lease Hold with a quarterly maintenance fee of currently £120.00.





GROUND FLOOR
APPROX. FLOOR
AREA 25.3 SQ.M.
(272 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.1 SQ.M. (572 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 27.8 SQ.M.
(299 SQ.FT.)

FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independantly made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

DIRECTIONS

From Junction 37 of the M6 head towards Sedbergh, once in he village, continue towards the centre. Take a left turn before 'The Dalesman' Pub up Howgill Lane follow this road up the hill, take the first right, Bainbridge Road, the entrance to the car park is halfway down this road on the right hand side. Entrance to the property is directly off Bainbridge Road.

VIEWINGS

Viewings are strictly by arrangement with the agent.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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