



39, Castlegarth
Sedbergh, Cumbria, LA10 5AN

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Sedbergh, Cumbria, LA10 5AN

A well presented two bedroom flat located on Castlegarth, within walking distance of Sedbergh Town centre, schools and the local amenities.

Number 39 is on the top floor situated in the last block of flats on the estate. There is on road parking to the front of the building and also a useful external private store to the rear.

A communal staircase from the front entrance leads up to the second floor, where the flat is located on the left hand side. There are also two secure storage cupboards in the hall before entering the flat. The inner hall provides access into all principle rooms.

A double bedroom is located to the front of the flat with a double fitted wardrobe and views to the front.

The second double bedroom is to the rear, again with a fitted wardrobe. The bathroom comprises of a three piece suite in white to include a bath with shower over, W.C and wash hand basin.

The lounge is a spacious bright room with front aspect over the estate and fells beyond. There is a feature electric fireplace and glass panelled screen with door to the kitchen.

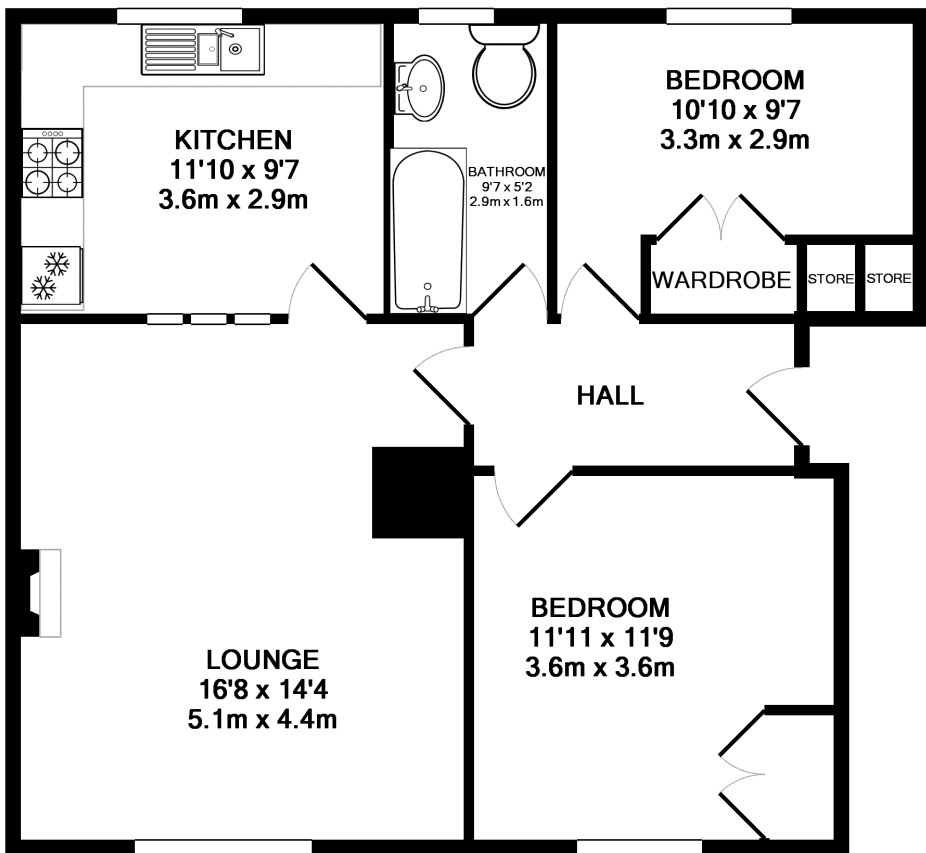
The kitchen is fitted with attractive solid oak wall and base units with complimentary worktops, tiles and flooring. Integral appliances include a fridge/freezer, electric cooker with 4 ring gas hob, a stainless steel sink 1/2 with drainer and also plumbing for a washing machine and recess for a dryer.

Fully double glazed. As with all Cumbria local authority properties, this flat is open to any buyer who has lived in Cumbria for the last 3 years or who is working in Cumbria.

This is a well maintained property ideal as a starter home.

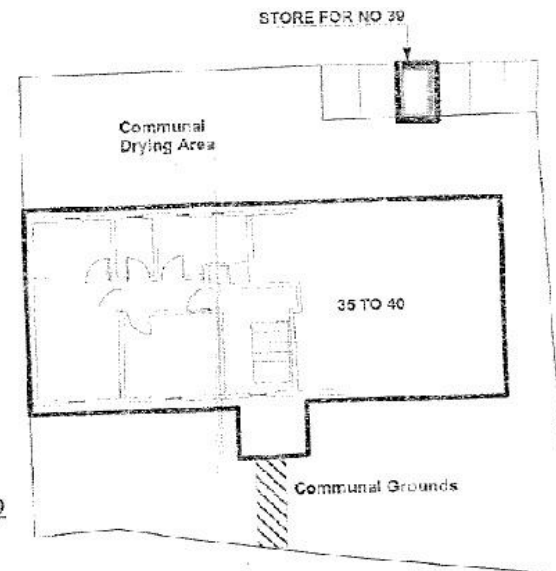
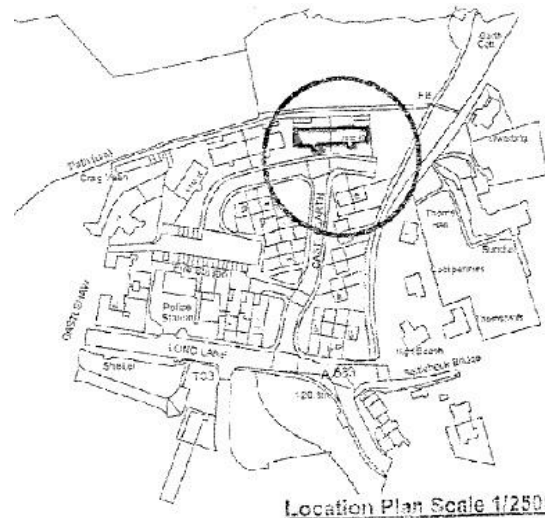
Guide Price £108,000





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		74	77

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	
		78	81



TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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LAYOUT PLAN
 Scale 1/200

SERVICES

Mains electric, water and drainage. Mains gas central heating.

The insurance premium of £143.68 is also payable in April and there is an annual service charge based on works required.

TENURE

We are advised by the vendor that the property is Leasehold. This is a 174 year lease from 7th November 2006. The annual ground of £10.00 is payable on the 1st April.

COUNCIL TAX BAND

We are advised that the property is currently in Band A.

DIRECTIONS

From the office of Cobble Country Property head east in the direction of Kirkby Stephen, at the junction at the end of Main Street turn left, follow the road down and turn left immediately after the fire station, which is also on the left. Go to the top of the road and the entrance to the flat is in front of you on the right hand side.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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