





7 The Fallows, Cockermouth - CA13 0ET

£118,000 Leasehold

Stylish, spacious and ready to move straight into! Perfectly positioned within a peaceful and sought-after development, this beautifully presented second-floor apartment is an ideal choice for first-time buyers, investors or those looking to downsize without compromising on style or comfort. Immaculately maintained throughout, it offers modern, low-maintenance living in a desirable setting – simply unpack and enjoy!

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Perfectly positioned within a peaceful and highly regarded development, this fabulous second-floor apartment offers an outstanding opportunity for first-time buyers, investors, or those looking to downsize into a stylish, low-maintenance home.

Immaculately presented throughout and ready for immediate occupation, it combines modern comfort with everyday practicality. The bright and spacious open-plan lounge and kitchen create a superb social and living space, thoughtfully designed with contemporary fittings and plenty of room to relax, entertain and dine. Both bedrooms are generously proportioned, providing comfortable and flexible accommodation, while the well-appointed bathroom is presented in excellent condition, reflecting the care and attention given to the property as a whole.

Enjoying a wonderfully convenient location, the apartment is within easy reach of Cockermouth's vibrant town centre, attractive parks and picturesque riverside walks, allowing residents to enjoy the very best of both town and country living. Set within quiet surroundings yet close to a wealth of amenities, this delightful home also benefits from allocated parking, adding further appeal to an already impressive package. Offering comfort, convenience and exceptional value, this is a fantastic property that is sure to attract strong interest.

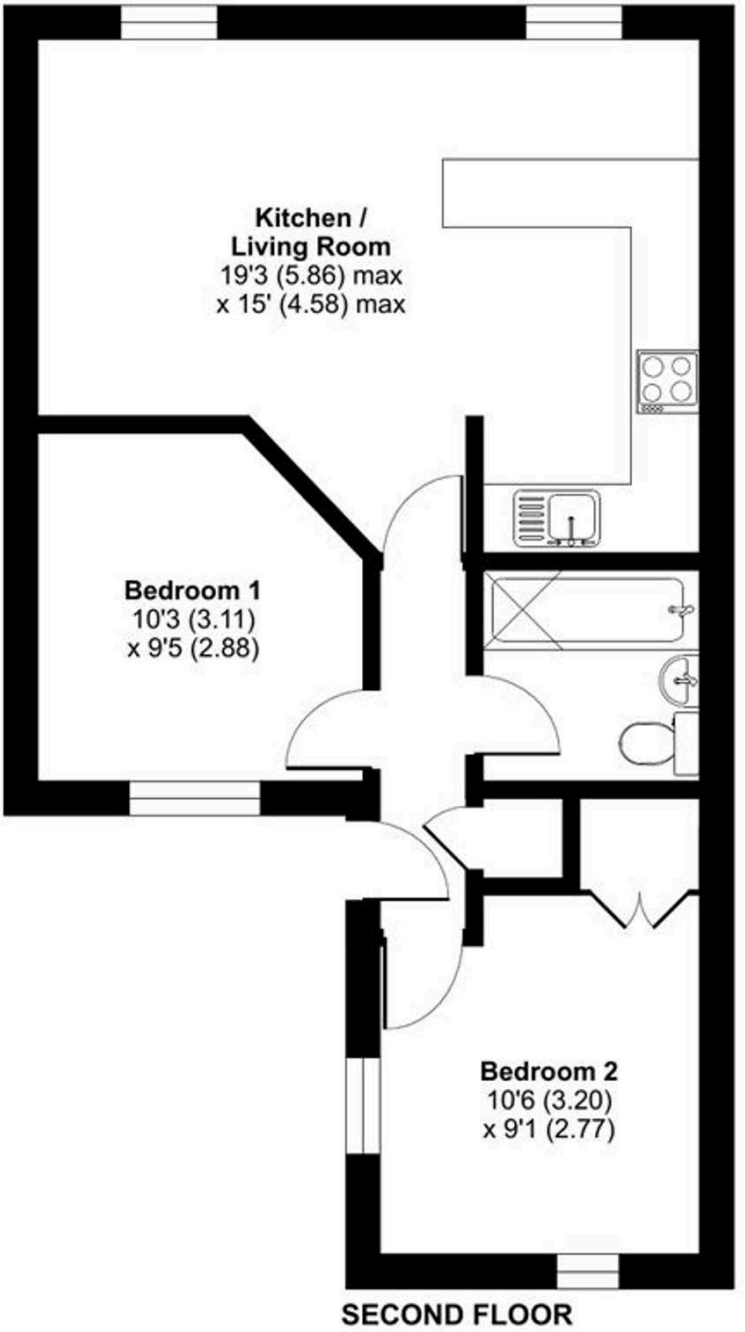




The Fallows, Cockermouth, CA13

Approximate Area = 548 sq ft / 50.9 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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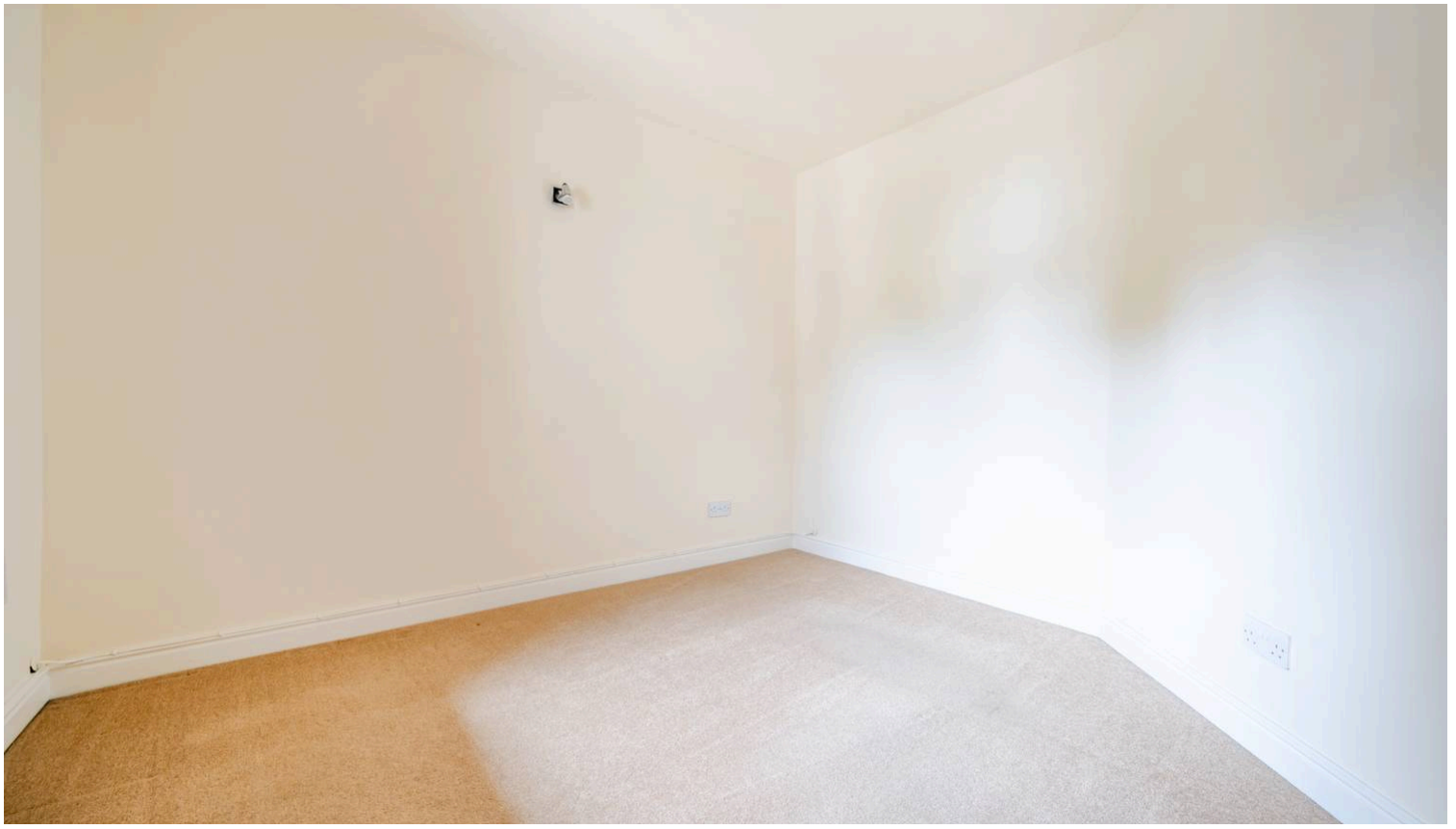
THINGS YOU NEED TO KNOW
Electric heating. Single glazing.

DIRECTIONS
W3W///point.token.shame From the Main Street travel west, going past Wordsworth House. Then take the next left after the mini-roundabout onto New Street. The Fallows can be found on the left hand side through a tunnel entrance, with number 7 located to the left in the corner of the development on the second floor.

THE LOCAL COMMUNITY - CA13
CA13, centred on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.

EXTERNAL STAIRCASE
Leads to the entrance area of the second floor flat.

INNER HALL







EXTERNAL STAIRCASE
Leads to the entrance area of the second floor flat.

INNER HALL
With useful cupboard with doors leading into all rooms.

OPEN PLAN LIVING SPACE
A fabulous light and airy room including lounge and kitchen. Two windows onto New Street

LOUNGE
14' 10" x 12' 11" (4.53m x 3.93m)
Electric fire; oak veneer mantlepiece; TV and telephone points.

KITCHEN
15' 0" x 12' 11" (4.58m x 3.93m)
Fitted with a good range of wall and base units in gloss with black contrasting work surface over and including 1.5 stainless steel sink; integrated electric oven with hob over; glass splashback and extractor fan; fridge, freezer, plumbing for washing machine and breakfast bar area; spotlighting; tile effect laminate floor.

BEDROOM ONE
10' 3" x 9' 1" (3.13m x 2.76m)
Double room.

BEDROOM TWO
10' 5" x 9' 5" (3.18m x 2.88m)
Double with useful cupboard and 2 windows.

BATHROOM
6' 5" x 6' 0" (1.95m x 1.83m)
Bath with shower over; wash handbasin; WC, chrome radiator. New LVT flooring



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