

10 Graves Mill Waterloo Street, Cockermouth, CA13 9NB

Guide Price **£130,000**

PFK

10 Graves Mill Waterloo Street

The Property:

Step inside this beautifully presented two bedroom apartment and experience the perfect blend of comfort and modern living, right in the heart of Cockermouth. Overlooking the tranquil river Derwent, this home offers a unique outlook that brings a sense of calm to your everyday routine.

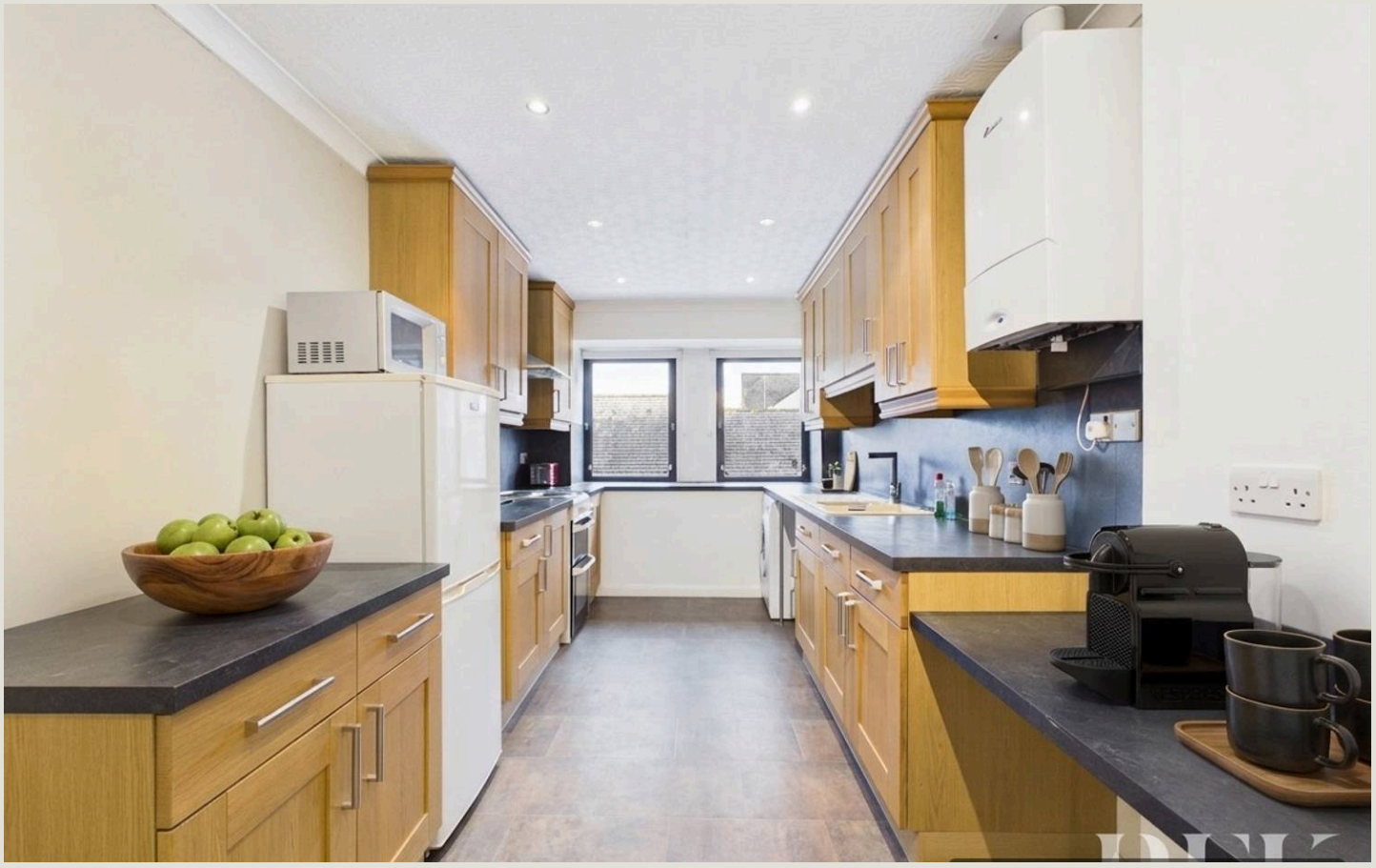
The open plan living-dining kitchen forms the sociable heart of the apartment, ideal for relaxed evenings in or entertaining friends, while the adjoining sun room bathes the space in natural light and creates a wonderfully inviting atmosphere. Both bedrooms are generously sized, offering peaceful retreats at the end of a busy day, and the sleek, contemporary bathroom adds a touch of luxury to your morning routine.

With its unbeatable town centre location, you'll have all the amenities of Cockermouth right on your doorstep, from cosy cafés to independent shops. Offered with no onward chain, this apartment is ready for you to move in and make your own. Early viewing is highly recommended, as properties of this quality and setting are always in high demand.













10 Graves Mill Waterloo Street

Location & Directions:

Graves Mill enjoys a highly convenient town centre position in the popular market town of Cockermouth. A wide range of amenities are within easy reach, including independent shops, cafés, restaurants, everyday services and leisure facilities, while the town also offers a selection of schools and other community amenities. The location is particularly well suited to those wanting the convenience of having much of what they need close to home, without sacrificing the character and appeal of living in this attractive west Cumbrian town.

Directions

The property can be found under postcode CA13 9NB and is the top floor flat in the left hand side of the block.

- **2 bed apartment overlooking river Derwent**
- **Well presented accommodation**
- **Contemporary bathroom**
- **Open plan living-dining kitchen, sun room**
- **Cockermouth town centre location**
- **No onward chain**
- **Tenure: Leasehold**
- **Council Tax: Band B**
- **EPC rating D**

ACCOMMODATION

Hallway
16' 9" x 2' 10" (5.10m x 0.86m)
Two built in storage cupboards, loft access via hatch.

Lounge
15' 2" x 11' 8" (4.63m x 3.56m)
Rear aspect room with decorative coving, point for TV, electric fire with granite hearth and surround, sliding doors to sunroom, open plan access to kitchen.

Kitchen
18' 3" x 8' 5" (5.55m x 2.57m)
Front aspect room comprising a range of base and wall units in a wood effect finish with complementary black granite effect countertop and splashback. 1.5 bowl composite sink with drainage board and mixer tap, point for electric cooker, plumbing for undercounter washer and dryer, breakfast bar dining for two.

Sunroom
9' 5" x 4' 5" (2.86m x 1.35m)
Triple aspect room overlooking the river Derwent and Memorial Gardens.

Bedroom 1
8' 11" x 8' 10" (2.72m x 2.68m)
Rear aspect double bedroom with decorative coving.

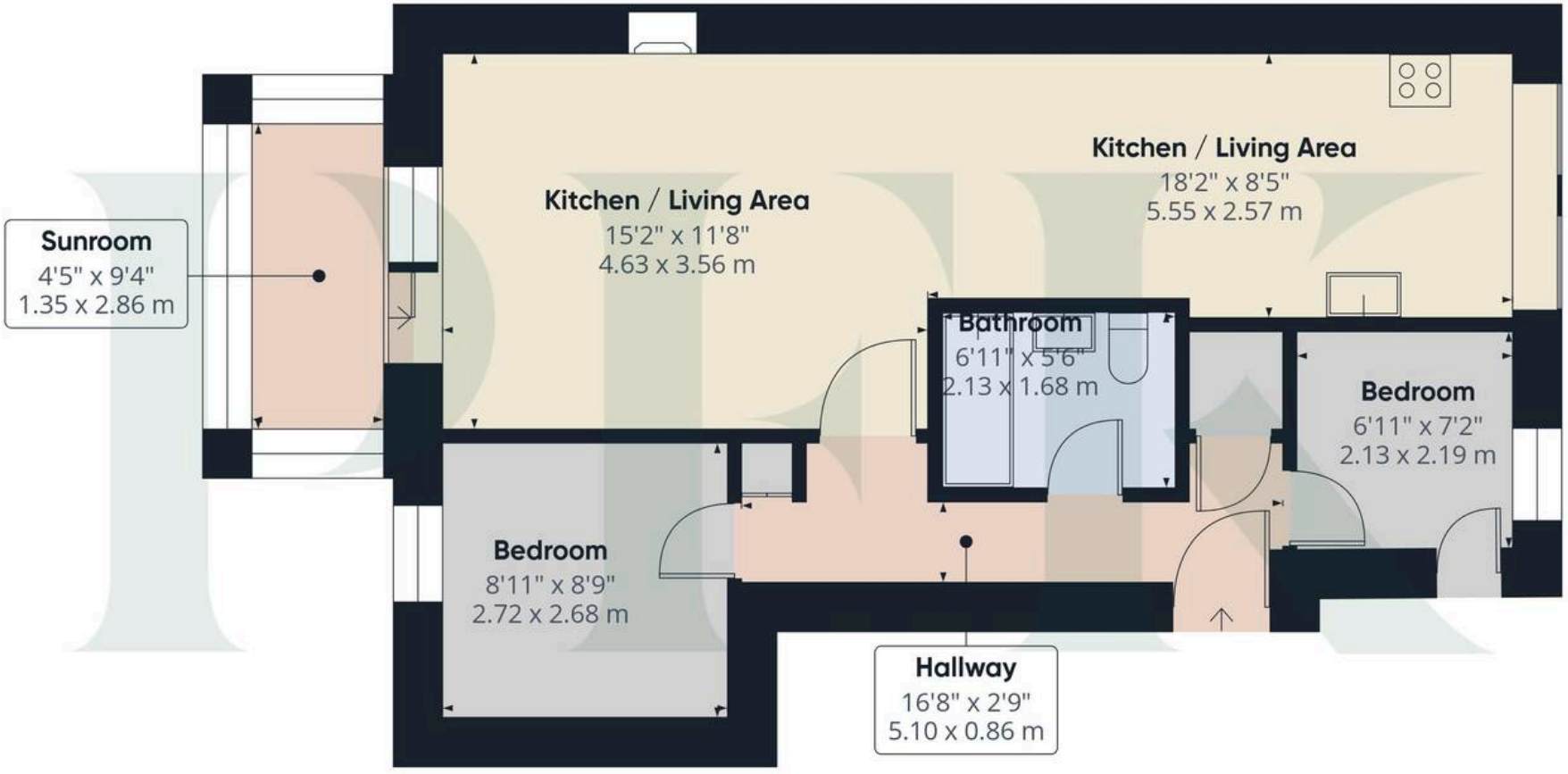
Bedroom 2
7' 0" x 7' 2" (2.13m x 2.19m)
Front aspect single bedroom with built in storage cupboard.

Bathroom
7' 0" x 5' 6" (2.13m x 1.68m)
Combining three piece suite with mains powered shower over bath, WC and wash hand basin. Tiled walls and heated towel rail.









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Approximate total area(1)

619 ft²

57.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services

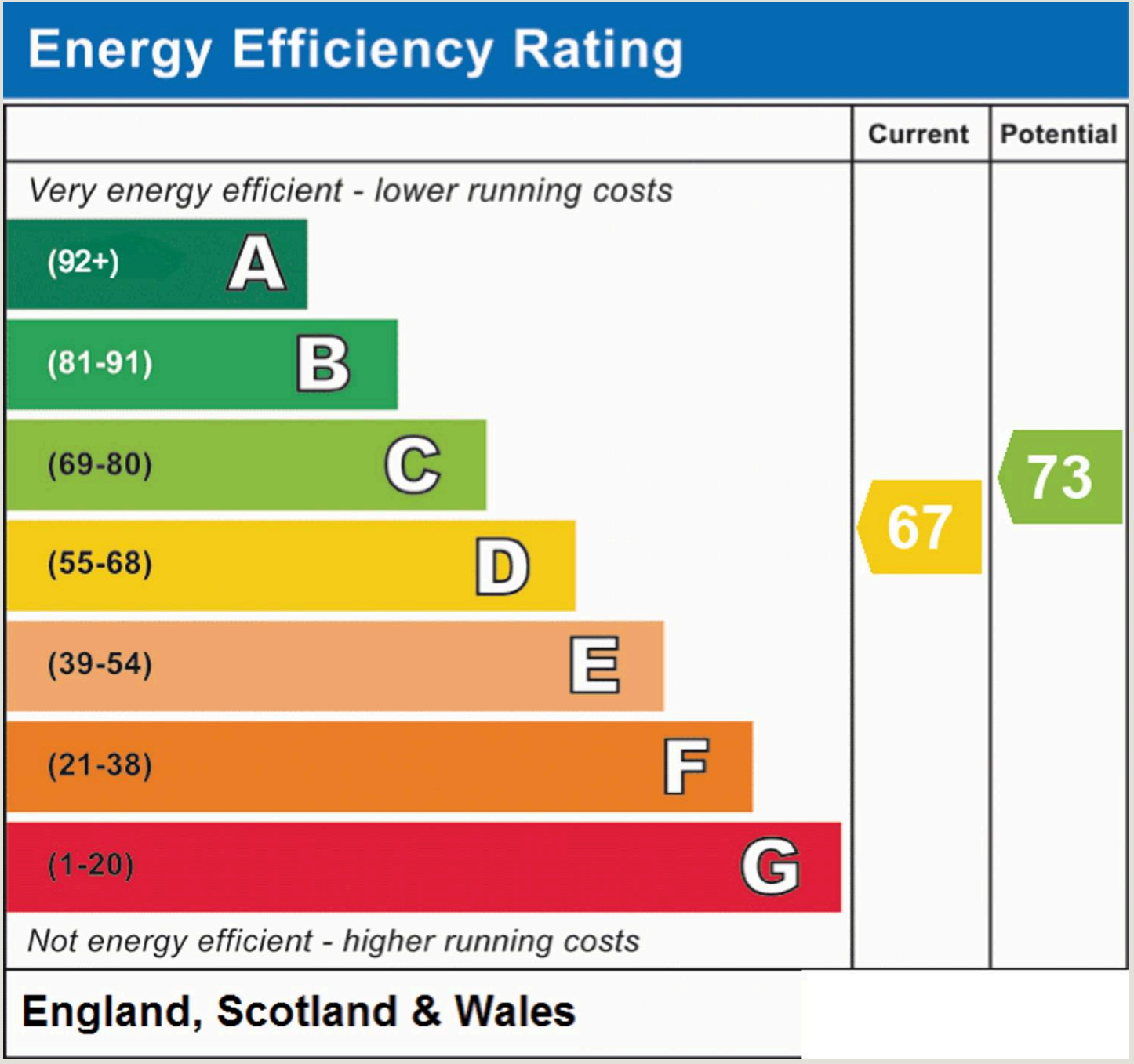
Mains gas, electricity, water & drainage. gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £234 in 2025 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Leasehold

The property is Leasehold with the lease expiring on 12/12/2682. Management charges of £95 monthly and Ground rent of £15 annually are applicable.





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