

5a Murrayfield Terrace, Ravenglass, CA18 1SH

Guide Price **£110,000**

PFK

5a Murrayfield Terrace

The Property:

Situated in the picturesque coastal village of Ravenglass, which is the only coastal village in the whole of the Lake District National Park, this well-presented first-floor apartment offers an excellent opportunity for owner-occupiers and investors alike.

To be sold fully furnished, the property is ready for immediate occupation and has also proven to be a successful rental property, achieving approximately £700 per calendar month.

The accommodation briefly comprises a private entrance hallway with staircase rising to the first floor, leading to a spacious open-plan living, dining and kitchen area, creating a bright and sociable living space. There is a generous double bedroom with built-in wardrobes and a modern shower room.

Externally, the property benefits from a small front garden and access to residents' parking.

Combining comfortable accommodation with a superb coastal location, this fully furnished apartment offers a turnkey opportunity in one of Cumbria's most desirable coastal villages.













5a Murrayfield Terrace

Location & Directions:

Ravenglass is a beautiful coastal hamlet within the Lake District National Park lying on the estuary of three rivers – the Esk, the Mite and the Irt. The Ravenglass and Eskdale narrow gauge railway or 'La'al Ratty' is a popular tourist attraction which takes passengers to the very head of Eskdale with seven stops on the way. Muncaster Castle, with its truly stunning gardens, is just a mile away and of course the Lake District National Park is right on your doorstep.

Directions

Travel south from Whitehaven via the A595 for approximately 15 miles then turn right on the bend where signposted for Ravenglass. Proceed into Ravenglass passing under the two railway bridges on to Main Street. Follow the road round to the left towards the car park, take the first right and then turn left into the residents parking area.

- **First floor apartment**
- **One bedroom**
- **Outside storage shed & small garden area.**
- **Open plan space**
- **Seaside village location**
- **Private residents parking**
- **Council Tax: Band A**
- **EPC rating D**
- **Tenure: Leasehold**

ACCOMMODATION

Entrance
The property is accessed via a part glazed UPVC front door leading into the entrance vestibule with stairs to the first floor.

Open Plan Kitchen Diner/Living Room
Kitchen Diner - 3.7m x 6.7m (12' 2" x 22' 0") A large and spacious dual aspect room with views towards the village. The kitchen is fitted with a range of modern wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric hob with extractor over, separate eye level oven, washing machine, dishwasher, fridge and freezer. Tiled flooring. Dining table and chairs. Living Space - 4.1m x 3.2m (13' 5" x 10' 6") With rear and side aspect views. Neutral decor and spotlighting.

Bedroom
8' 2" x 11' 10" (2.50m x 3.60m)
A rear aspect double bedroom with fitted wardrobes and a further large storage cupboard.

Shower Room
Fitted with a three piece suite comprising shower enclosure, WC and wash hand basin, heated towel rail and vinyl flooring.

EXTERNALLY

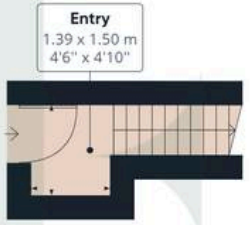
Allocated parking

1 Parking Space

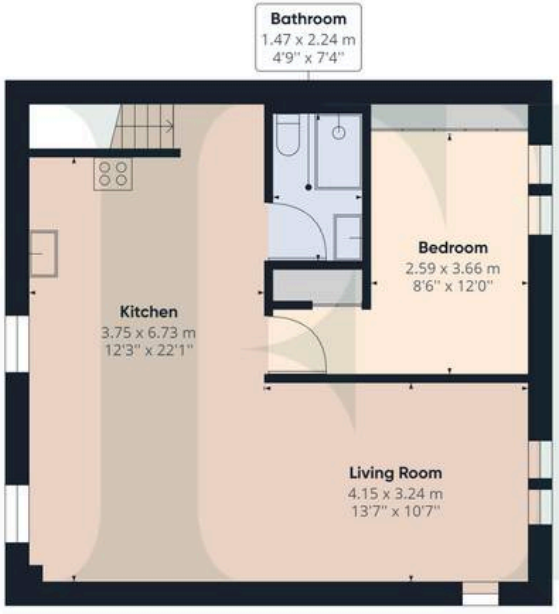








Floor 0 Building 1



Floor 1 Building 1

PFK

Approximate total area(1)

677.28 ft²

62.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

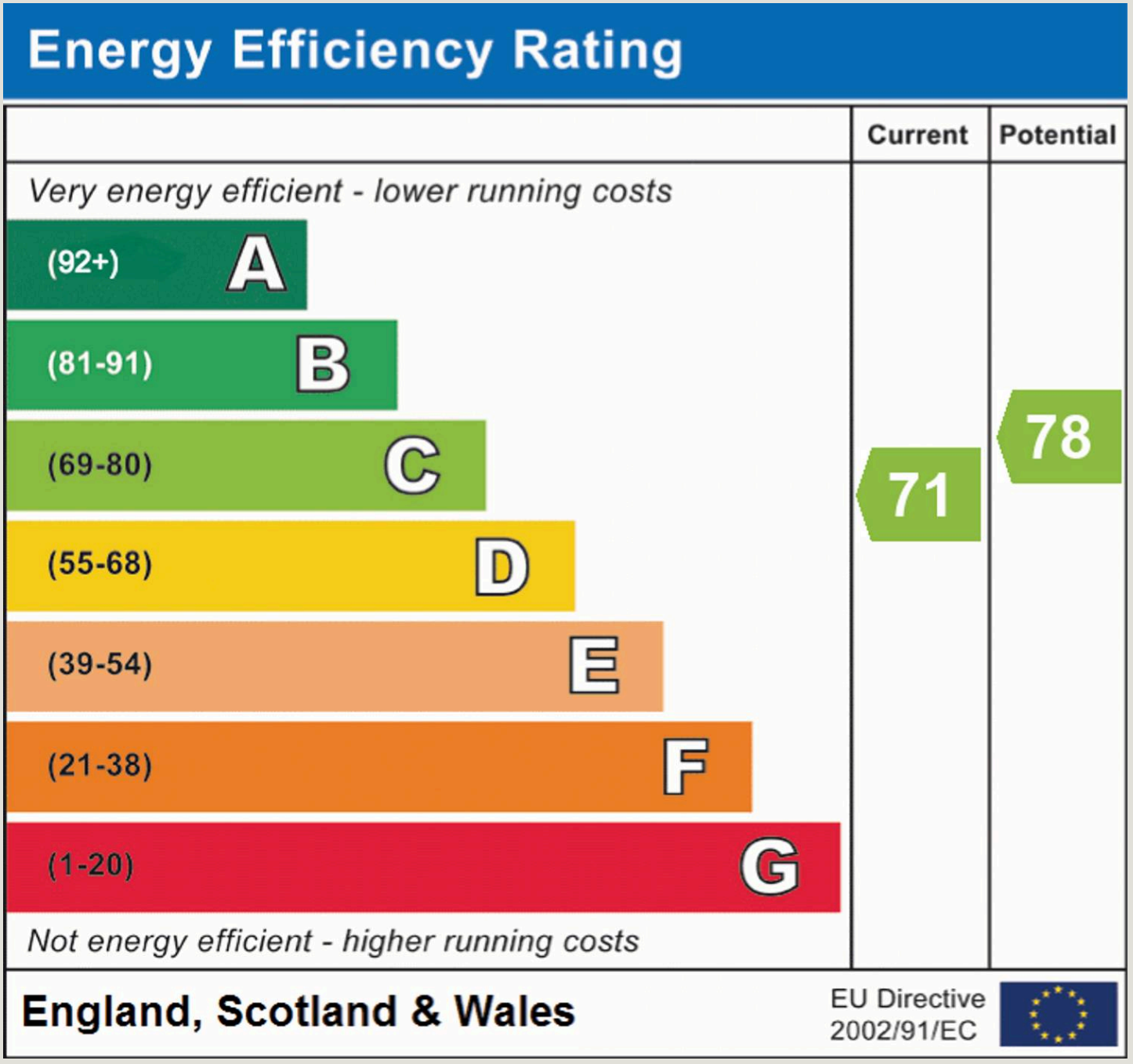
GIRAFFE360

ADDITIONAL INFORMATION

Lease Details
Date : 19 January 2004 Term : 125 years from 19 January 2004 Home group own the block and charge around £100 per month for maintenance and buildings insurance.

Referral and Other Payments
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 £221 in 2024 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.

Services
Electricity, water and drainage. Electric central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
RICS Regulated by RICS