



## Keswick

**Offers over**  
**£295,000**

Lane End  
Central Car Park Road  
Keswick  
Cumbria  
CA12 5DF

A comprehensively refurbished and superbly upgraded self-contained ground floor two bedroom apartment with two adjoining parking spaces most conveniently located in Keswick town centre and providing immaculately presented accommodation equally suitable as a primary home, second home or for lucrative holiday letting.

Property Ref: KW0158







Living / Dining Room



Living / Dining Room



Bathroom

#### Accommodation

#### Ground Floor:

**Entrance Vestibule** With tiled floor.

**Entrance Hall** With electric heater, spacious walk in storage cupboard with space for bicycles and including plumbing for washing machine, hot water tank, storage cupboard.

**Living / Dining Room** 19' 10" x 10' 11" (6.06m x 3.33m) With feature fireplace including electric fire, two electric heaters.

**Kitchen** 11' 8" x 8' 0" (3.56m x 2.44m) With a stylish range of fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated halogen hob, oven, canopied extractor unit, dish washer, recessed ceiling spot lights.

**Bedroom One** 11' 8" x 11' 5" (3.56m x 3.50m) With electric heater.

**Bedroom Two** 9' 9" x 9' 8" (2.97m x 2.95m) With electric heater.

**Bathroom** 9' 7" x 6' 6" (2.94m x 2.00m) With a contemporary suite comprising WC, wash hand basin, panelled bath with rain water head shower and rinse attachment, ceramic wall tiling, heated towel rail, recessed ceiling spot lights.



Kitchen

**Outside:** Front forecourt providing two parking spaces.

**Services** Mains water, electricity and drainage. Haverland energy efficient electric heating. Hard wired smoke and heat detector.

**Tenure** Leasehold, 999 year lease.

**Council Tax** Band A.

**Energy Performance Certificate** The full energy performance certificate is available on our website and also at any of our offices.

**Directions** From the Moot Hall in Keswick town centre proceed past the Dog & Gun public house and turn right by the Lake Road Inn and the property is situated on the left immediately behind the Treeby & Bolton gallery and café.

**Viewings** By appointment with Hackney & Leigh's Keswick office.

**Price** Offers over £295,000.

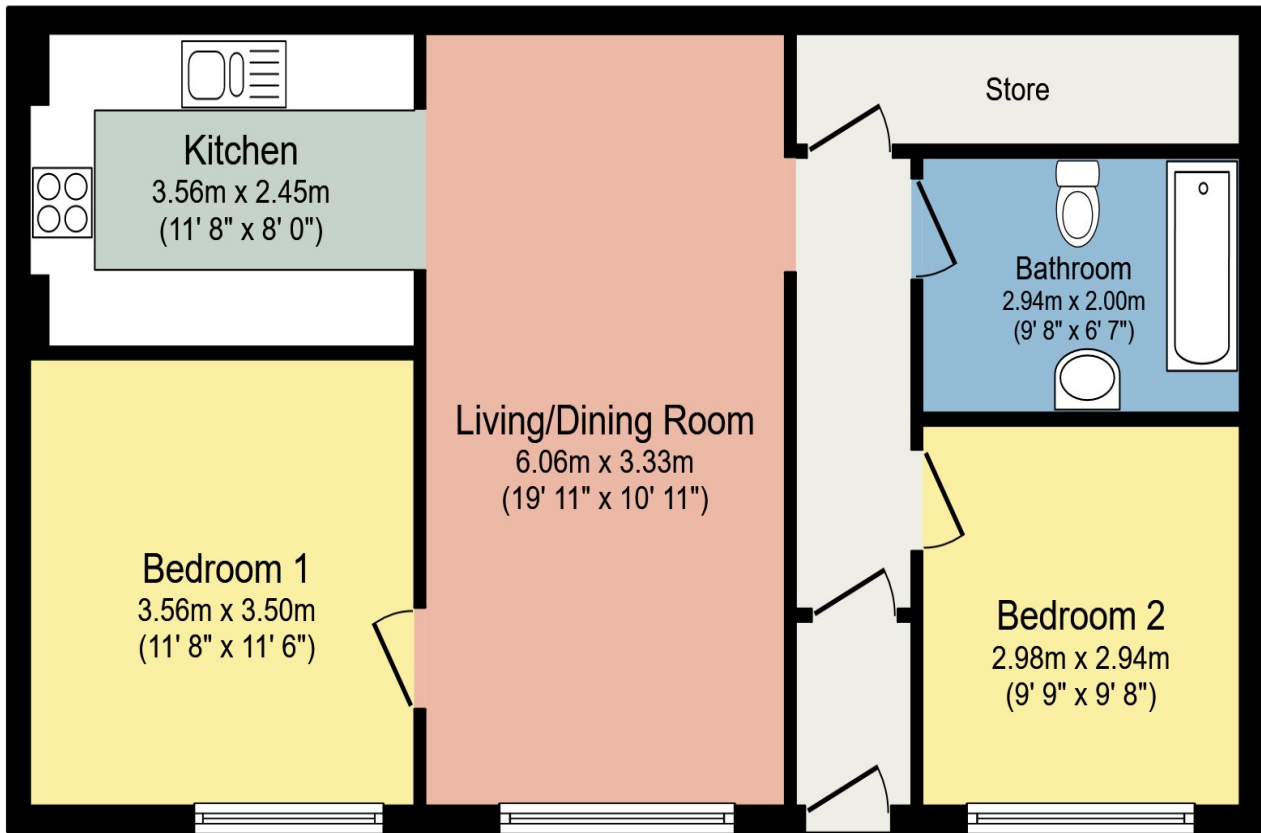


Bedroom One



Bedroom Two





Total floor area 67.8 sq.m. (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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