



Portinscale

£295,000

Apartment Seven , Harney Peak, Portinscale, Keswick, CA12 5RD

A ground floor self-contained one bedroom apartment within Harney Peak, a traditional Lakeland building. Ideally suitable as a second home or for lucrative holiday letting in Portinscale village within the Lake District National Park.

Portinscale is conveniently located under two miles west of Keswick in a delightful rural setting by the majestic fells and on the edge of Derwentwater. It provides a range of local amenities including two marinas, village hall, public house and café/restaurant.

Quick Overview

Self-contained ground floor apartment

Lake District village location

Easily managed accommodation

Double bedroom

Open plan living room, dining room and fitted kitchen

Upgraded en-suite shower room

Allocated parking space, shared bike store and drying room

Ideal second home or for lucrative holiday letting



Property Reference: KW0233



Living Room / Dining Area / Kitchen



Living Room / Dining Area / Kitchen



Bedroom



Shower Room

Accommodation

Ground Floor:

Private entrance leading to entrance hall

With radiator, built in storage cupboard.

Open Plan Living Room / Dining Area / Kitchen 16' 0" x 15' 1" (4.88m x 4.6m)

With a range of fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated electric oven, gas hob, fridge, washer dryer, dish washer, extractor fan, two radiators.

Double Bedroom 11' 8" x 9' 1" (3.56m x 2.77m)

With radiator.

En-suite Shower Room

With WC, wash hand basin, corner shower cubicle, porcelain wall tiling, dual-fuel heated towel rail, extractor fan.

Outside:

Allocated parking space adjacent to property. Shared bike store, drying room and store room. Communal patio area.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Leasehold. 999 years from 2004.

Service Charge

We await confirmation from the seller.

Rateable Value

£2,900. Currently not applicable due to small business rate relief.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

Entering into Portinscale Village from the A66 proceed ahead into the village centre and the entrance to Harney Peak is located immediately on the left as the road bears right towards the Marina. The property is located at the rear of the building.

Price

£295,000.



Living Room / Dining Area / Kitchen

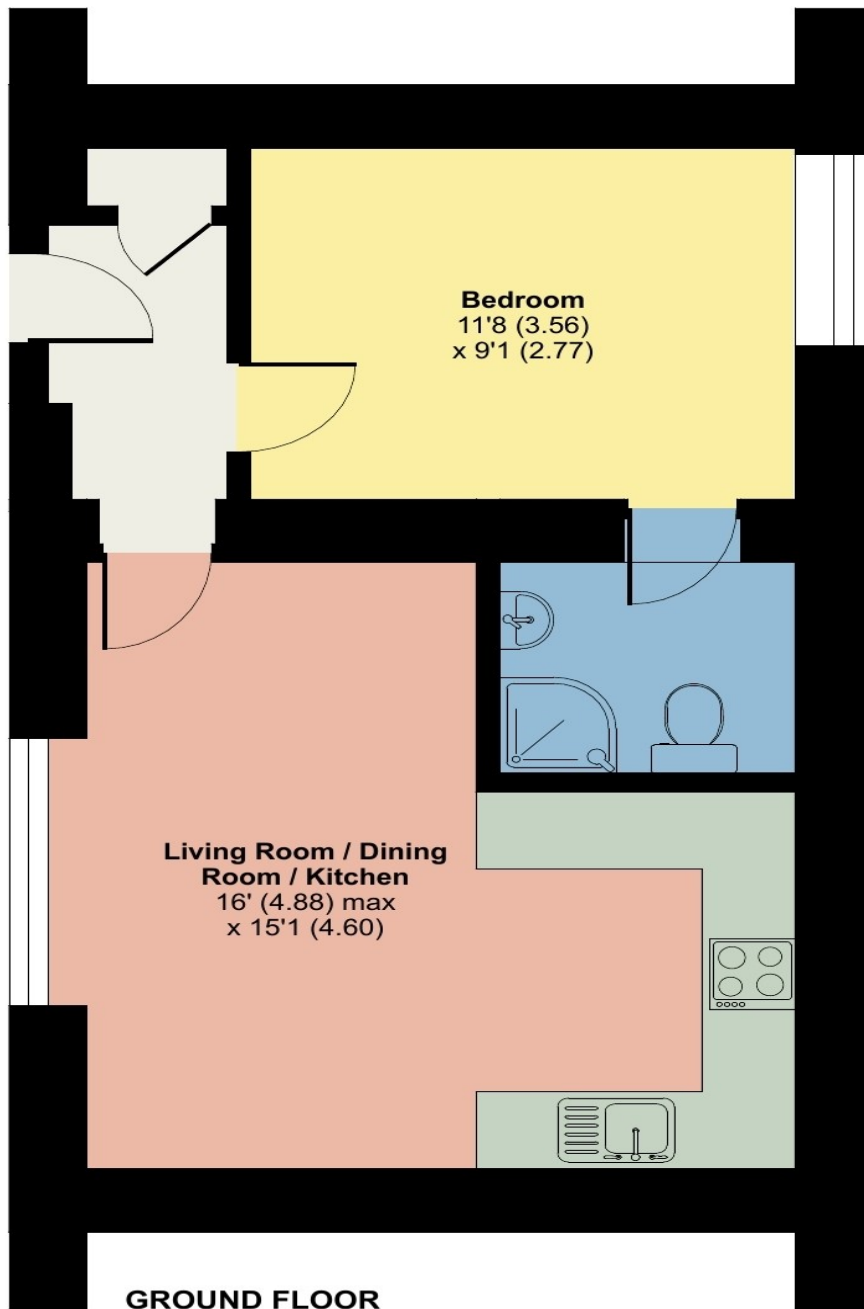


Kitchen

Apartment Seven, Harney Peak, Portinscale, Keswick

Approximate Area = 409 sq ft / 37.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 952478

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/03/2023.

Request a Viewing Online or Call 01768 741741