



Keswick

9 Chaucer House, Derwentwater Place, Keswick, Cumbria, CA12 4DR

An outstanding two double bedroom self-contained first floor apartment located in the prestigious Chaucer House development most conveniently situated opposite St John's Church within easy walking distance of Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting.

Offers over £390,000

Quick Overview

- Outstanding first floor self-contained apartment
- Prestigious development overlooking St John's Church
- Easy walking distance to Keswick town centre
- Two double bedrooms
- Two en-suite bath / shower rooms
- Large open plan living room with dining area and fitted kitchen
- Allocated on-site parking space
- Equally suitable as a primary or second home or for holiday letting



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Superfast
80Mbps



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Property Reference: KW0272



Open Plan Living Room / Dining Room / Kitchen



Open Plan Living Room / Dining Room / Kitchen



Open Plan Living Room / Dining Room / Kitchen



Open Plan Living Room / Dining Room / Kitchen

Accommodation

Ground Floor:

Communal entrance hall with intercom entry system and stairway.

First Floor:

Landing

Self-Contained Entrance Hall

With intercom entry system, radiator.

Open Plan Living Room / Dining Room / Kitchen

27' 9" max x 16' 11" into bay (8.46m x 5.16m)

With front bay window, two radiators, range of fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated electric oven, hob, extractor unit, dish washer, fridge / freezer, plumbing for washing machine.

Bedroom One 9' 11" x 9' 5" min (3.02m x 2.87m)

With radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, extractor fan.

Bedroom Two 14' 3" max x 9' 0" (4.34m x 2.74m)

With radiator.

En-suite Bathroom

With WC, wash hand basin, bath with shower attachment, ceramic wall tiling, heated towel rail, extractor fan.



Open Plan Living Room / Dining Room / Kitchen



Open Plan Living Room / Dining Room / Kitchen



Bedroom One



En-Suite Shower Room



Bedroom Two



En-Suite Bathroom

Outside

Allocated parking space within the private car park at the rear of Chaucer House.

Services

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

Tenure

999 year leasehold interest from 2005.

Ground Rent

£211 every 6 months.

Service Charge

An annual service charge of £2,232 is payable towards maintenance of the building and common parts and building insurance.

Rateable Value

£2,400.

Directions

From Keswick town centre proceed along Station Street onto St John's Street and Chaucer House is situated on the left opposite St John's Church.

Price

Offers over £390,000 are invited.

Viewing

By appointment with Hackney & Leigh's Keswick office.



Bedroom One



Bedroom Two



Front View



Rear View

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



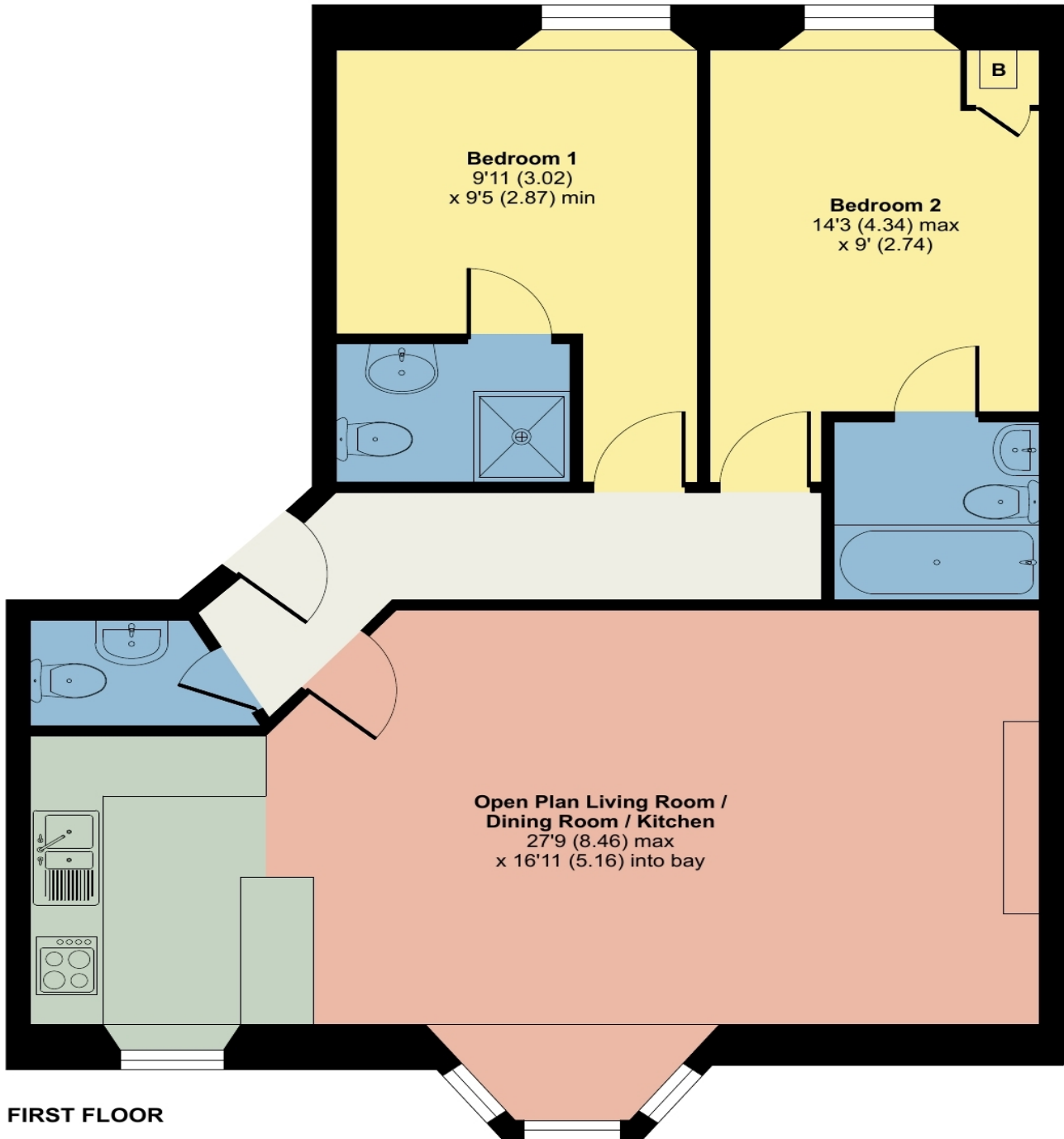
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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9 Chaucer House Apartments, Keswick

Approximate Area = 770 sq ft / 71.5 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). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 1002626

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Request a Viewing Online or Call 01768 741741