



## Keswick

1 Chaucer Lodge, Southey Street, Keswick, Cumbria, CA12 4EE

A modern self-contained ground floor one bedroom apartment with allocated parking space most conveniently located close to Keswick town centre and providing well presented accommodation equally suitable as a primary home, second home or lucrative holiday letting. Internal viewing is highly recommended.



## Offers over £245,000

### Quick Overview

Modern ground floor self-contained apartment  
 Most convenient location close to Keswick town centre  
 Open plan living room / kitchen with integrated appliances  
 Double bedroom and shower room  
 Allocated parking space  
 Ideal primary home, second home or for lucrative holiday letting

Property Reference: KW0276





Open Plan Living Room / Kitchen



Open Plan Living Room / Kitchen



Bedroom



Bedroom

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Inner Hall

#### Entrance Hall

### Open Plan Living Room / Kitchen 23' max x 12' 5" max (7.01m x 3.78m)

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

### Bedroom 9' 9" x 9' 7" (2.97m x 2.92m)

With radiator.

### Shower Room

With WC, vanity wash hand basin, shower, ceramic wall tiling, heated towel rail.

### Outside:

Allocated parking space

### Services

Mains water, gas, electricity and drainage.

### Tenure

Leasehold. 999 years from December 2005.

### Service Charge

A service charge of £450 a year to cover building insurance and maintenance of the common areas.

### Council Tax

To be assessed.

### Directions

From Station Street turn onto Southey Street. The property is located on the right hand side near the junction with Church Street.

### Viewing

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers over £245,000 are invited





Open Plan Living Room / Kitchen

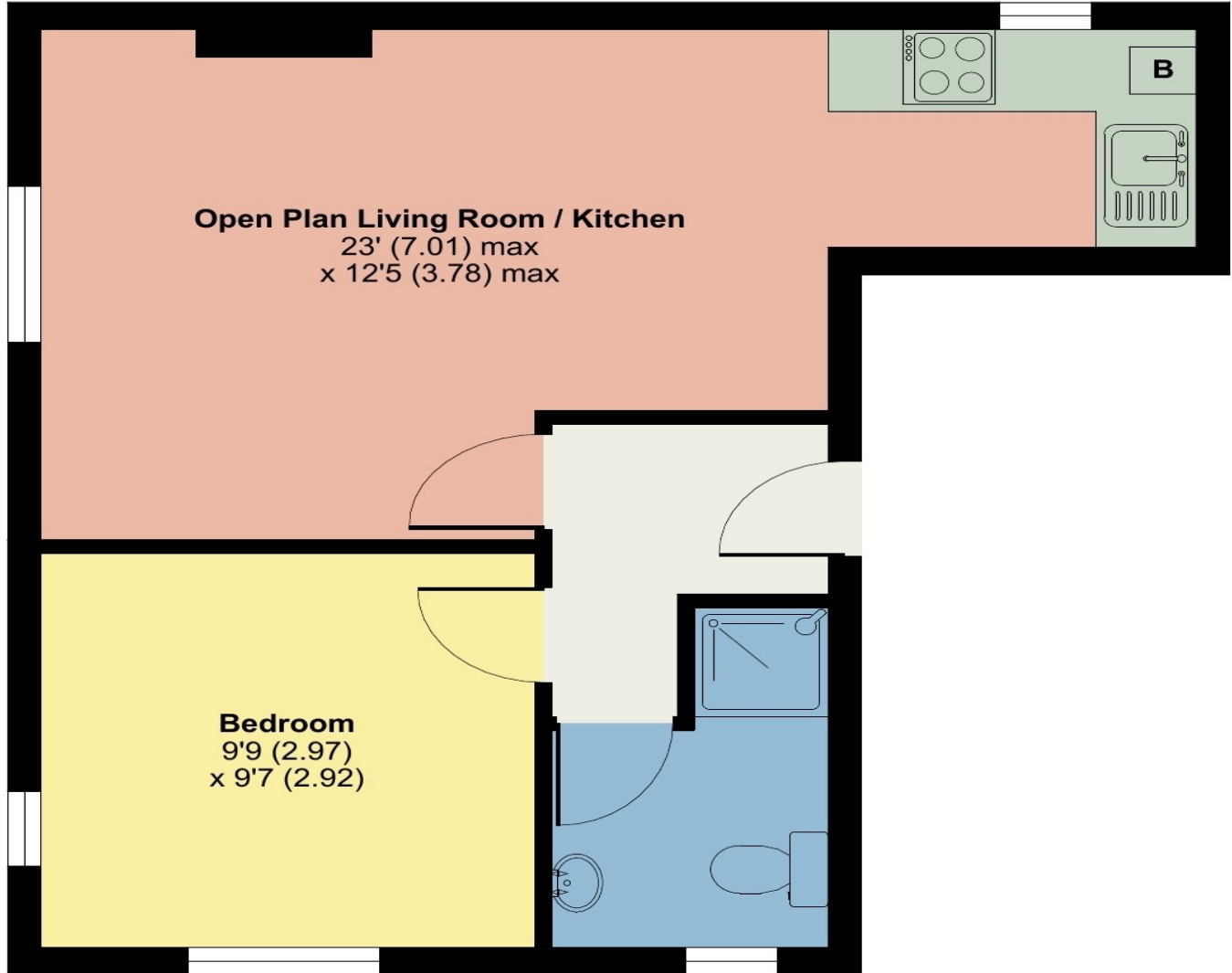


Open Plan Living Room / Kitchen

# Flat 1, Chaucer Lodge, Southey Street, Keswick

Approximate Area = 391 sq ft / 36.3 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2023. Produced for Hackney & Leigh. REF: 1007379

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