



Keswick

18a Station Street, Keswick, Cumbria, CA12 5HJ

A substantial three bedroom duplex apartment enjoying a most convenient location in Keswick town centre and providing spacious accommodation currently used for lucrative holiday letting.

Offers Over £350,000

Quick Overview

Substantial duplex apartment over three floors

Most conveniently located in Keswick town centre

Three double bedrooms

Two bath / shower rooms

Living / dining room and fitted kitchen

Established lucrative holiday letting use



3



2



1



D



Superfast
80 Mbps

Property Reference: KW0281



Living / Dining Room



Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

External stairway leading to

First Floor:

Entrance Hall

With two radiators, built in cupboard.

WC

With WC, wash hand basin, radiator, plumbing for washing machine.

Living / Dining Room

With bay window, radiator.

Kitchen

With fitted base and wall units, sink unit with mixer tap, integrated oven, hob, extractor unit, plumbing for dishwasher, radiator.

Second Floor:

Landing

With radiator.

Bedroom One 14' 7" x 14' 1" (4.44m x 4.29m)

With radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

Bathroom

With WC, wash hand basin, bath, shower cubicle, heated towel rail, radiator.

Third Floor:

Landing

With radiator.

Bedroom Two 14' 6" x 13' 5" (4.42m x 4.09m)

With radiator.

Bedroom Three 15' 7" x 10' 9" (4.75m x 3.28m)

With radiator.

Services

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

Tenure

Leasehold. 991 years remaining.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Station Street proceed onto Southey Street and turn right after Smith and Butterfield Opticians. Proceed towards the end of the lane and the property is located on the right.

Price

Offers over £350,000 are invited.



Front Elevation



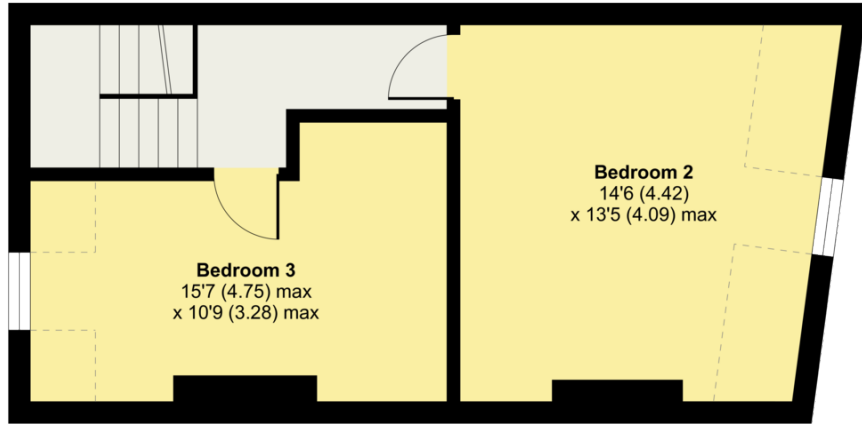
View

18a Station Street, Keswick

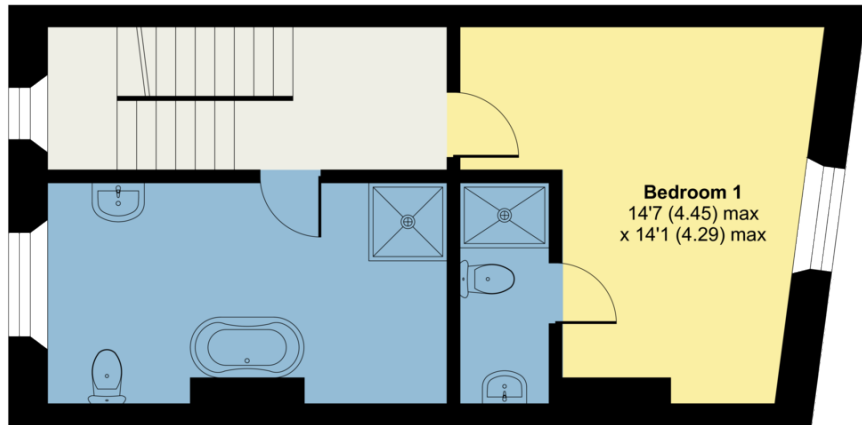
Denotes restricted head height

Approximate Area = 1342 sq ft / 124.6 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 1391 sq ft / 129.1 sq m

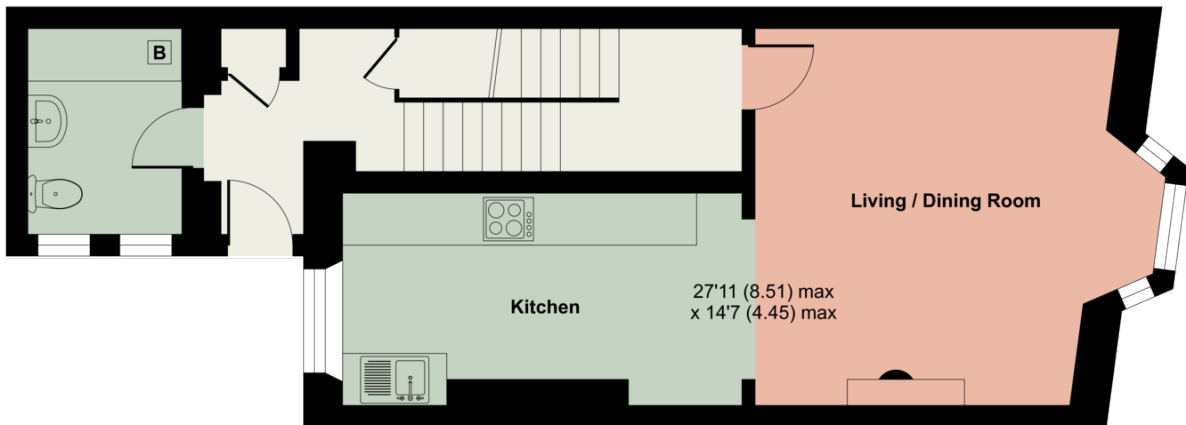
For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023.

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 09/08/2023.