



## Keswick

The Tops, 3 Heads Road Court, Keswick, Cumbria, CA12 5DN

A substantial two bedroom upper floor duplex apartment most conveniently situated on a side road in Keswick town centre with views to the fells and equally suitable as a primary home, second home or for lucrative holiday letting.

## Offers Over £375,000

### Quick Overview

- Substantial upper floor duplex apartment
- Most convenient side road location in Keswick town centre
- Fell views
- Two double bedrooms
- Open plan living / dining room and fitted kitchen
- External store
- Allocated parking space
- Equally suitable as a primary home, second home or for holiday letting



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Superfast  
80Mbps



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Property Reference: KW0284



Front View



Living / Dining Room



Living / Dining Room



Bedroom One

## Accommodation

### Ground Floor:

#### Communal Entrance Hall

With stairway leading to

### First Floor:

#### Entrance Hall

With intercom entry system, radiator, built in cupboard.

#### Bedroom One 12' 0" x 11' 4" (3.66m x 3.45m)

With radiator.

#### Bedroom Two 11' 8" x 9' 0" (3.56m x 2.74m)

With radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail.

#### Inner Hall

With radiator, under stairs cupboard.

### Second Floor:

#### Living / Dining Room 19' 9" max x 11' 4" max (6.02m x 3.45m)

With electric fire, radiator.

#### Inner Hall

With radiator.

### WC

With WC, wash hand basin, radiator.

### Kitchen 11' 9" x 9' 5" (3.58m x 2.87m)

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge / freezer, dish washer, washing machine, radiator.

### Outside:

Allocated parking space and substantial store.

### Services

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

### Tenure

999 year lease from 2005.

### Service Charge

£2,633 per annum.

### Council Tax

Band C.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Lake Road and the apartment is situated within the apartment block above Morels restaurant with the main entrance and allocated parking located at the rear of the building.

### Price

Offers over £375,000 are invited.



Bedroom One



Bedroom Two



Kitchen

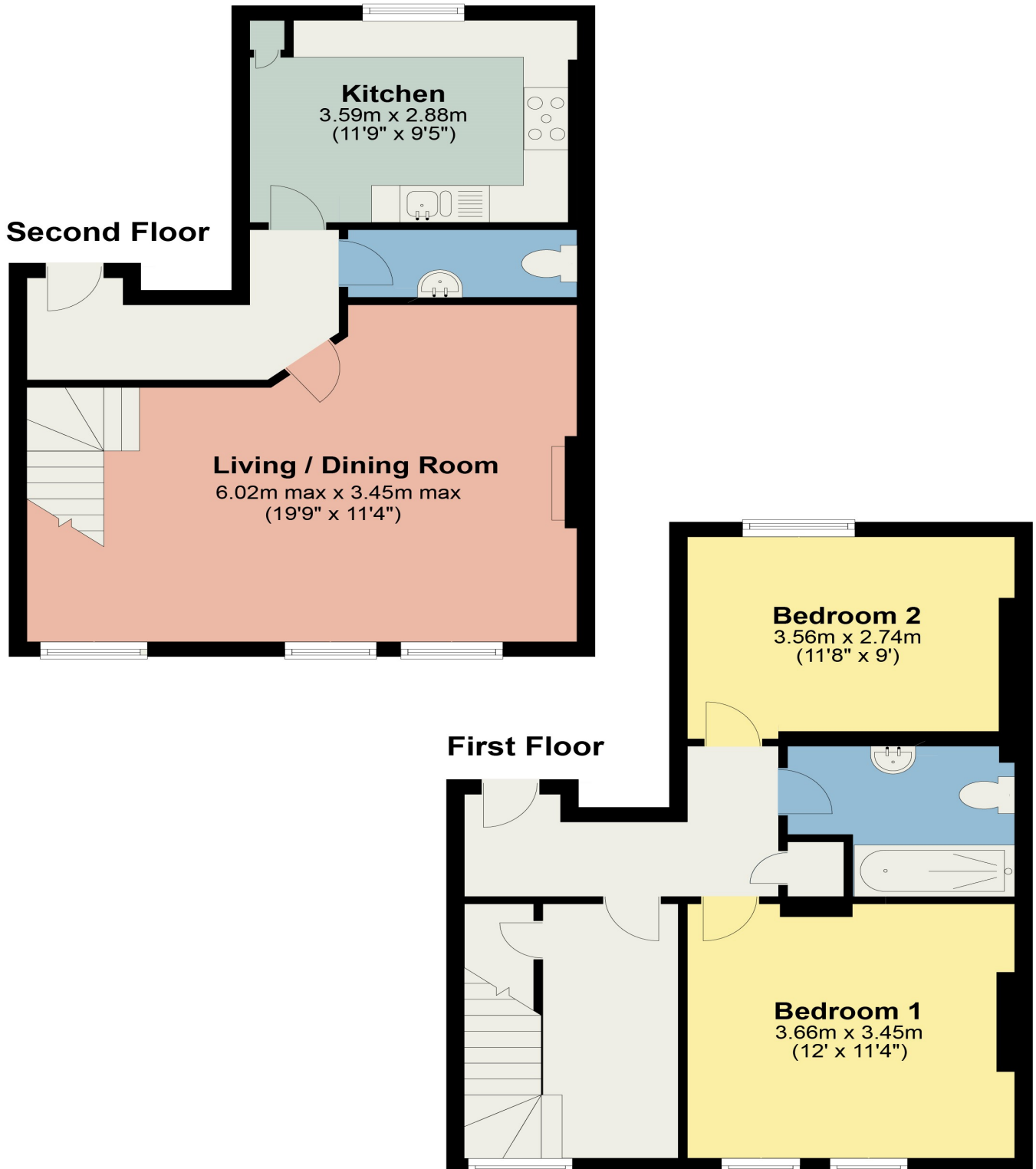


Kitchen

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Total area: approx. 85.3 sq. metres (918.0 sq. feet)

For illustrative purposes only. Not to scale. REF: KW0284



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