

Keswick

Offers in the region of £300,000

14 Chestnut Park, Keswick, CA12 4LY

A modern purpose-built self-contained first floor apartment pleasantly situated in the mature landscaped grounds of a former Victorian mansion approximately 1.5 miles from Keswick town centre. The purchaser or one of the joint purchasers must be aged 55 or over.

Quick Overview

Modern purpose-built self-contained first floor apartment
 Delightfully situated in communal landscaped grounds
 Only 1.5 miles from Keswick town centre
 Front view to Latrigg fell
 Double bedroom
 Living / dining room with balcony
 Occupancy restricted to aged 55 or over
 Integral garage



1



1



1



D



Superfast
80Mbps



1

Property Reference: KW0322



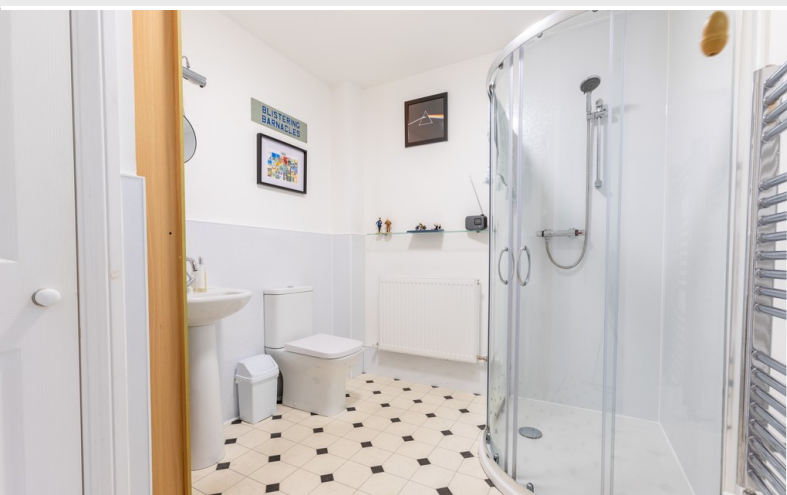
Living / Dining Room



Kitchen



Bedroom



Shower Room

Accommodation

Ground Floor:

Entrance Vestibule

With stairway leading to first floor.

First Floor:

Landing

With radiator, built in cupboard.

Living / Dining Room 18' 7" x 13' 9" (5.66m x 4.19m)

With fell views, feature fireplace and fitted gas fire, two radiators, sliding glazed door to adjoining rear balcony.

Kitchen 13' 6" x 7' 4" (4.11m x 2.24m)

With fell views, fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine and dishwasher, heated towel rail, gas boiler.

Bedroom 14' 9" x 11' 3" (4.5m x 3.43m)

With fell views, radiator, archway leading to dressing room with hanging rail and shelving.

Shower Room

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

Outside:

Integral garage with electric light and power. Communal grounds.

Services

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

Tenure

999 year leasehold interest from 1991.

Service Charge

We are advised that the service charge is £95 per calendar month to cover the building insurance and maintenance of the exterior grounds.

Occupancy

The purchaser or one of the joint purchasers must be aged 55 or over.

Council Tax

Band C.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith Road in an easterly direction with the River Greta on the left. The Chestnut Park entrance is located on the right where the road rises and bears to the right.

Price

Offers in the region of £300,000.

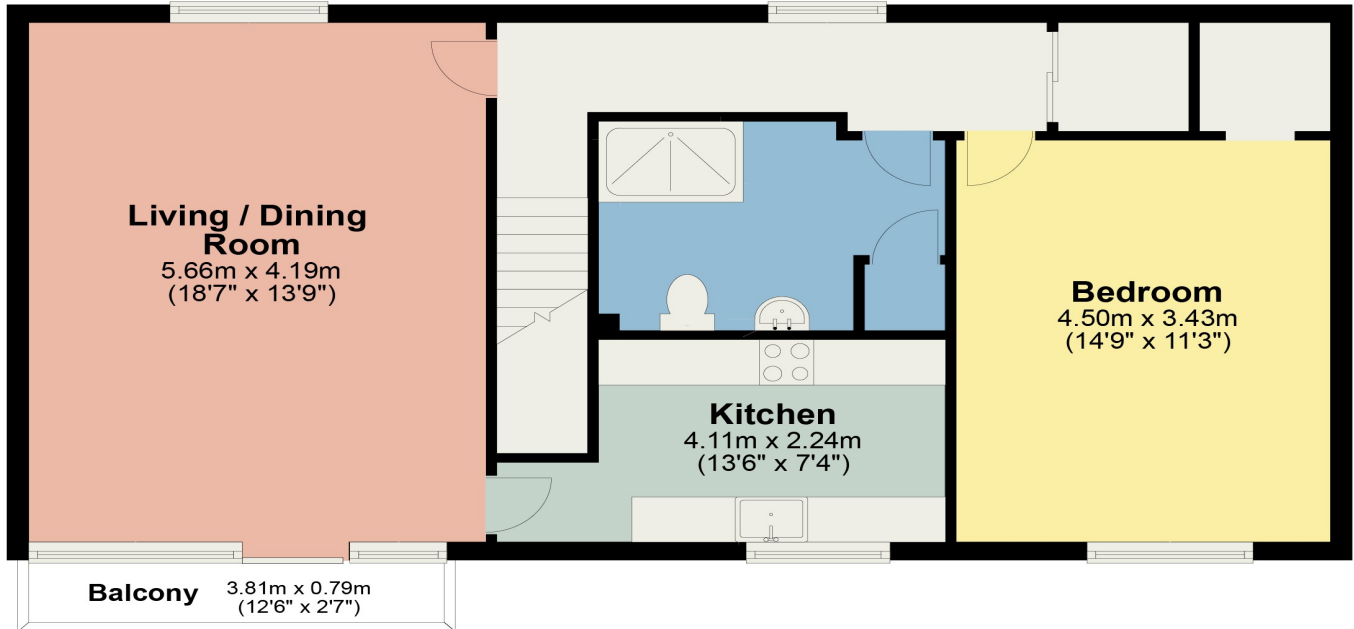


Living / Dining Room

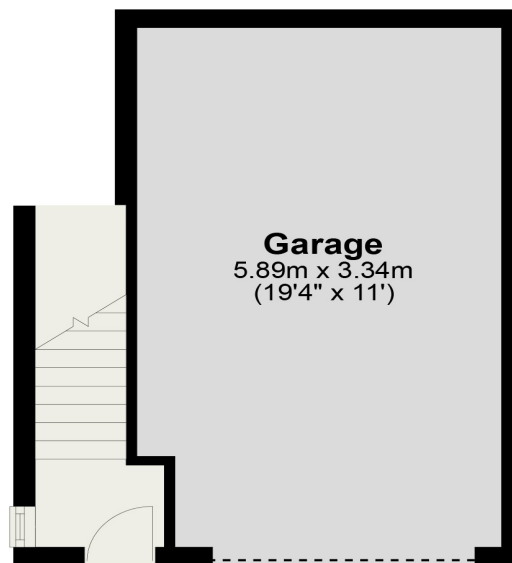


Kitchen

14 Chestnut Park, Keswick, Cumbria CA12 4LY



First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KW0322

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 27/01/2024.