



## Keswick

Bunbury Cottage, 5 The Hollies, Keswick, Cumbria, CA12 5AH

A one bedroom self-contained ground floor apartment most conveniently situated on a small private cul de sac in Keswick town centre. The easily managed accommodation is ideally suitable for use as a recreational second home or for lucrative holiday letting.



Offers Over of £325,000

### Quick Overview

- Ground floor self-contained apartment
- Most convenient town centre location
- Small private cul de sac setting
- Easily managed accommodation
- Double bedroom
- South facing external paved terrace
- Allocated parking space
- Established lucrative holiday rental use

Property Reference: KW0326





Living Room



Living Room



Living Room



Kitchen

The easily managed accommodation is ideally suitable for use as a recreational second home or for lucrative holiday letting as successfully operated by the present owners.

### Accommodation

#### Ground Floor:

#### Entrance Hall

With radiator.

#### Living Room 14' 7" x 12' 5" (4.44m x 3.78m)

With recessed fireplace and stove style gas fire, exposed beams, radiator.

#### Kitchen 8' 10" x 7' 0" (2.69m x 2.13m)

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for washing machine and dish washer, gas boiler, radiator.

#### Double Bedroom 12' 1" x 11' 4" (3.68m x 3.45m)

With radiator, built in cupboard.

#### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.

#### Outside:

Adjoining South facing paved terrace, allocated parking space. Shared Cellar with power and electric.

#### Services

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

#### Tenure

Leasehold - 999 years from 24th March 1995. 970 years remaining.

#### Rateable Value

£1,700.

#### Service Charge

£1,500 per annum.

#### Viewing

By appointment with Hackney and Leigh's Keswick office.

#### Directions

From Station Street in Keswick town centre continue onto St John's Street and after passing Derwent Street by the cinema turn right onto High Street. Proceed and the entrance to the Hollies is the first turning on the left.

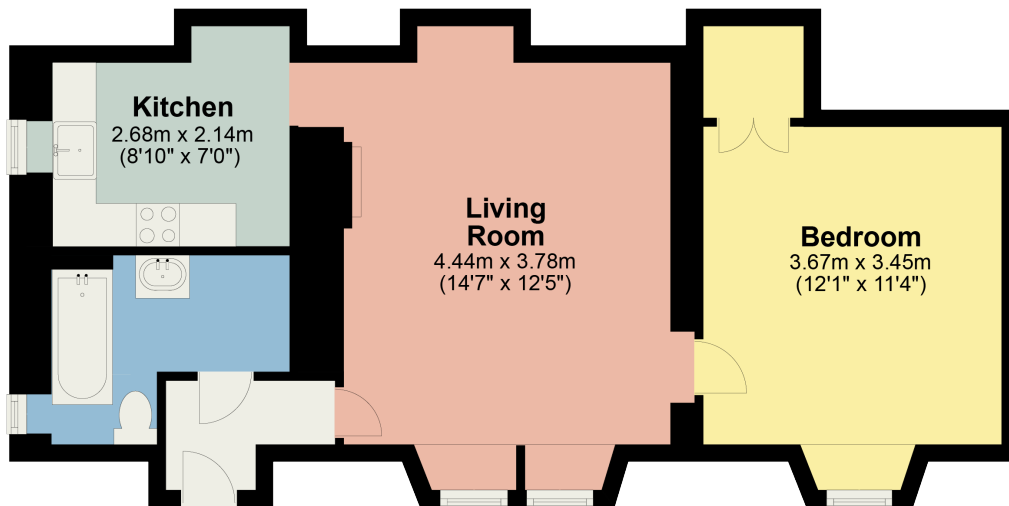
#### Price

Offers over £325,000 are invited for consideration.





## Bunbury Cottage, 5 The Hollies, Keswick



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: KW03256

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