



# Keswick

Offers over £190,000

Fell View Lodge, 13 Burnside Park, Underskiddaw, Keswick, CA12 4PF

A detached one bedroom traditional style holiday lodge most conveniently situated on a pleasant site with delightful rural views to the fells at the ever popular Burnside Park located on the outskirts of Keswick and close to Skiddaw and Latrigg. The site is open all year round.

## Quick Overview

- Traditional style one bedroom holiday lodge
- Pleasant position within a private park on the outskirts of Keswick
- Delightful rural views to the fells
- Close to Skiddaw and Latrigg
- Open plan living room and fitted dining kitchen with appliances
- Decked external balcony
- Garden and on-site parking spaces
- Site open all year round
- Customer choice 2024 with Cottages.com
- Viewing highly recommended

Property Reference: KW0341

					
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Living / Dining Room



Living / Dining Room



Kitchen



Bedroom

## Accommodation

### Ground Floor:

#### Open Plan Living Room / Dining Kitchen

With electric fire and wood surround, electric heater, double French doors leading to external decked balcony with seating / dining space, fitted base and wall units, sink unit with pillar taps, integrated oven, hob, extractor unit, plumbing for washing machine and dish washer, built in storage cupboard.

#### Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail. Built in airing cupboard.

#### Bedroom

With electric heater, built in wardrobes.

#### Outside:

Decked balcony with seating / dining space and on-site parking for two vehicles.

#### Services

Mains water, electricity and drainage.

#### Tenure

Leasehold 150 years from 1 April 2000.

#### Service Charge

We are advised that the service charge currently amounts to approximately £670 per quarter to cover maintenance of the park, council tax and water.

#### Directions

From Keswick town centre proceed to the A591 towards Applethwaite and turn immediately right and then right again which will lead you into the Burnside Park entrance. Take the first left and the lodge is situated on the left

#### Viewings

By appointment with Hackney & Leigh's Keswick office.

#### Price

Offers over £190,000 are invited.



Living / Dining Room

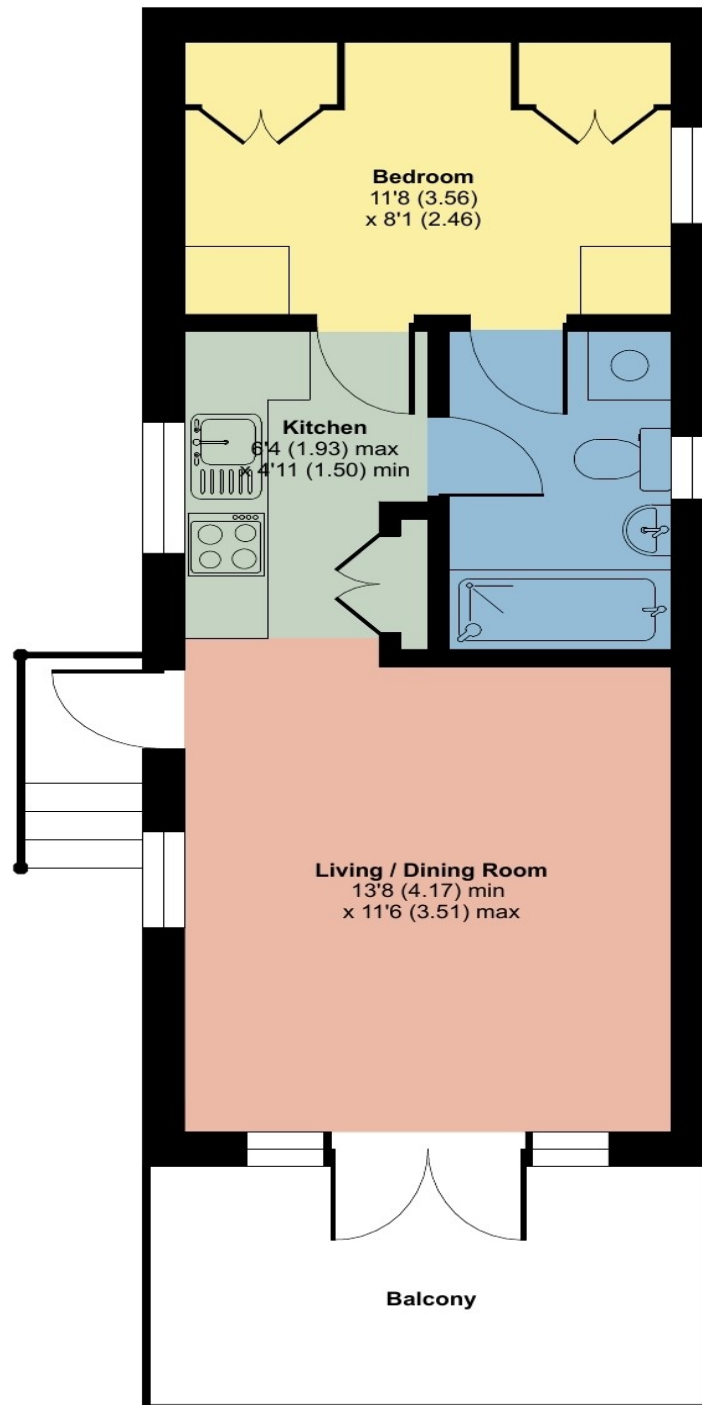


View

# 13 Burnside Park, Underskiddaw, Keswick

Approximate Area = 373 sq ft / 34.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1104458

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