



## Keswick

Offers in the region of **£325,000**

1 Fieldside Grange, Keswick, Cumbria, CA12 4RN

A self-contained one bedroom ground floor apartment most pleasantly situated 1.2 miles from Keswick town centre in mature grounds with views to the majestic fells and providing easily managed accommodation ideally suitable for a recreational second home or for lucrative holiday letting. Built circa 1850, Fieldside Grange was originally a large farmhouse which has been sympathetically converted to provide ten high quality apartments.

### Quick Overview

Self-contained ground floor apartment

Delightful setting in mature grounds with views to the fells

1.2 miles from Keswick town centre

Open plan living room / fitted dining kitchen

Double bedroom

Two allocated parking spaces

Property Reference: KW0362



1



1



1



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Superfast  
66Mbps



2





Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom

## Accommodation

Ground Floor:

Communal Entrance Hall

Self-Contained Entrance Hall

With radiator.

Open Plan Living Room / Dining Kitchen

With fitted base and wall units including pelmet lighting and granite work surfaces, under mounted sink with mixer tap, integrated oven, hob, extractor unit, microwave, dishwasher, fridge, freezer, two radiators, external double doors.

Double Bedroom

With radiator.

Bathroom

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

Outside:

Two allocated parking spaces, shared communal grounds.

Services

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

Tenure

Leasehold with part ownership of the freehold.

Service Charge

We are advised the service charge is £442 per quarter.

Rateable Value

£1,700.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith Road and bear left at the bend onto the A591 where signposted for the M6 then turn first right onto Eleventrees. Proceed ahead up the hill and turn right where signposted for Fieldside Grange.

Price

Offers in the region of £325,000 are invited.





Open Plan Living Room / Dining Kitchen

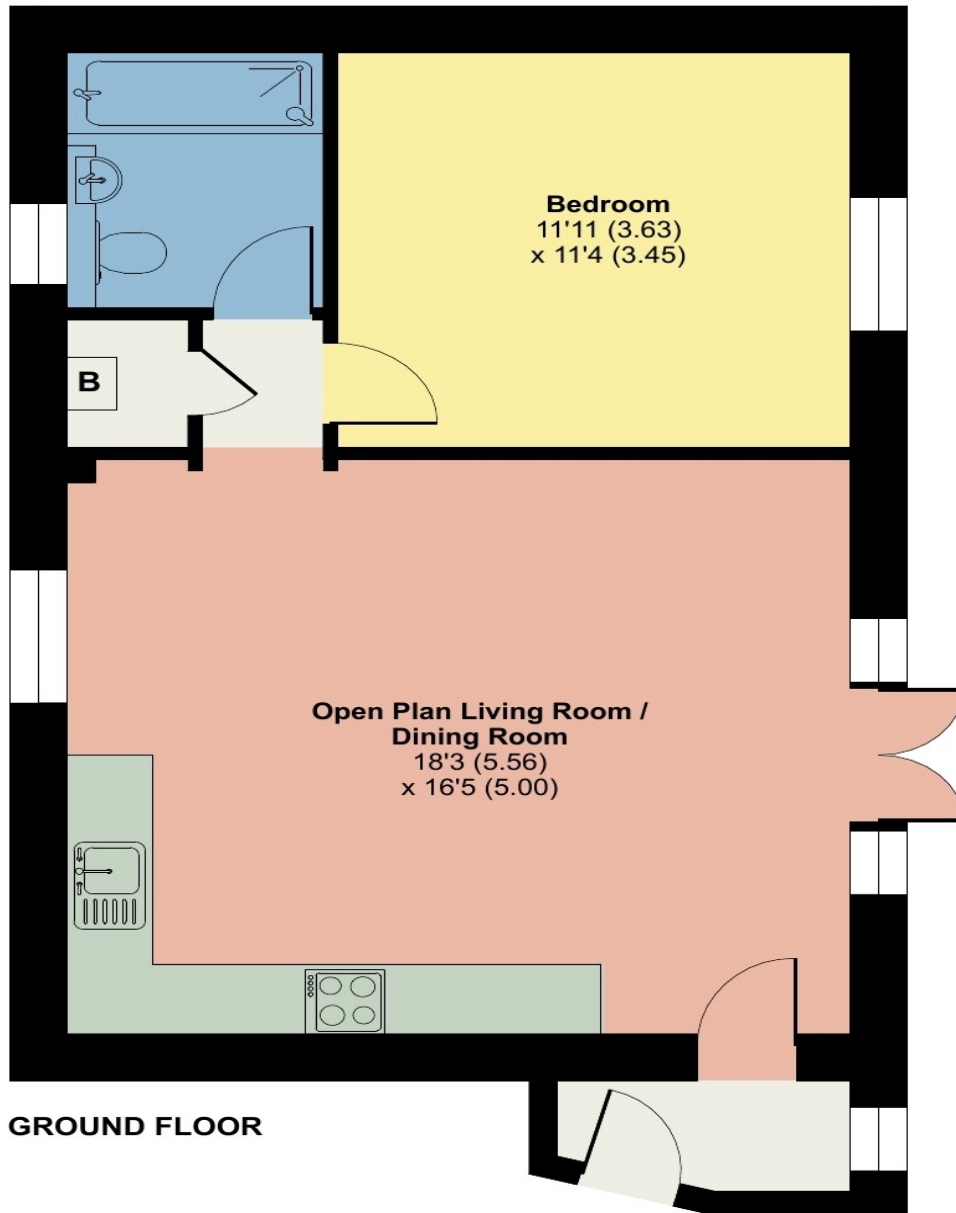


Setting

# 1 Fieldside Grange, Keswick

Approximate Area = 539 sq ft / 50.1 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). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1126547

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