



## Keswick

Apartment 1, 6 Southey Street, Keswick, Cumbria, CA12 4EF

A spacious ground floor self-contained two bedroom apartment including an allocated parking space most conveniently located on a side street in Keswick town centre and currently operating with an established lucrative holiday rental use.

The property is being sold fully furnished, with all appliances and a number of forward bookings in place.

## Offers Over £325,000

### Quick Overview

Spacious ground floor self-contained apartment

Convenient side street location in Keswick town centre

Established lucrative holiday rental use

High quality specification

Two double bedrooms

Fitted dining kitchen with integrated appliances

Luxury bathroom

Allocated parking space



Property Reference: KW0371



Living Room



Kitchen



Bedroom One



Bathroom

## Accommodation

### Ground Floor:

#### Communal Entrance Hall

**Entrance Hall** With telephone entry system, two radiators.

**Living Room** With front bay window and side window, radiator.

**Bedroom One** With radiator.

**Bedroom Two** With radiator.

**Kitchen** With fitted base and wall units, sink with mixer tap, integrated oven, induction hob, extractor, fridge / freezer, dishwasher, two windows, radiator, gas boiler, external door.

**Bathroom** With WC, wash hand basin, bath, shower cubicle, ceramic wall tiling, heated towel rail, plumbing for washing machine.

**Outside:** We are advised that the parking space at the rear of the property is rented from the Methodist Church for approximately £200 per annum.

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

**Tenure** Leasehold with part ownership of the freehold shared with apartment 2 and 3.

**Service Charge** We are advised the service charge is £100 per calendar month.

**Rateable Value** £2,400.

**Viewing** By appointment with Hackney and Leigh's Keswick office.

**Directions** From Keswick town centre proceed onto Station Street and turn first left onto Southey Street.

**Price** Offers Over £325,000.

**Anti Money Laundering:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

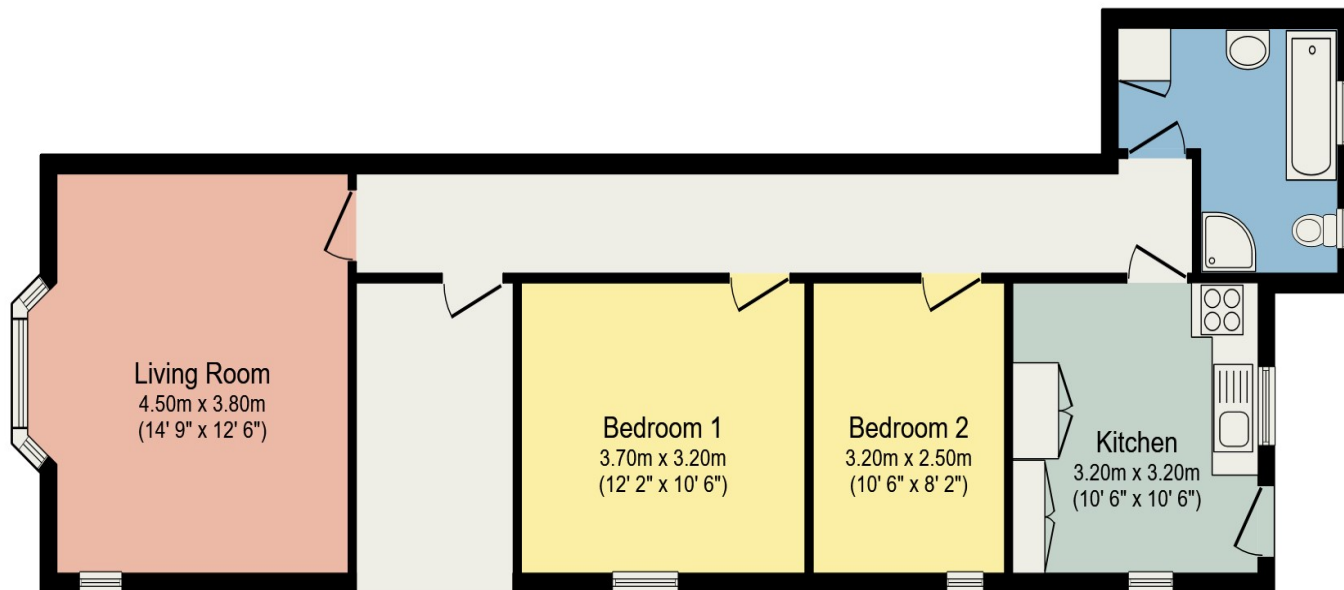


Living Room



Kitchen

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**Total floor area 75.2 sq.m. (810 sq.ft.) approx**

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.

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 20/06/2024.

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