



Keswick

Offers over **£350,000**

12b Helvellyn Street, Keswick, CA12 4EN

A self-contained two bedroom second floor apartment conveniently situated on a side street in Keswick town centre and successfully operating to provide lucrative holiday rental accommodation.

Internal viewing is recommended.

Quick Overview

Self-contained two bedroom second floor apartment

Convenient side street location in Keswick town centre

Two double bedrooms

Two bath / shower rooms

Established lucrative holiday rental use

Viewing recommended

Property Reference: KW0407



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1



TBC



Superfast
80Mbps



On Street
Parking



Living Room



Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

Communal Entrance Vestibule

Communal Hall

Second Floor:

Entrance Hall

With radiator.

Inner Hall

With radiator.

Living Room

With windows to two elevations, fireplace with fitted gas fire, radiator.

Kitchen

With fitted base and wall units including pelmet lighting and granite work surfaces, under mounted sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge, freezer, dishwasher.

Bedroom One

With radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator.

Bedroom Two

With radiator.

Bathroom

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

Services

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

Tenure

Leasehold. 999 Years from October 2005. Freehold is owned by Otley Terrace Management Company Ltd of which the buyer will have 1/3rd ownership on completion.

Service Charge

All bills are split 3 ways as and when required. There is a small contingency fund which the buildings insurance is paid out of.

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 immediately left onto Southey Street. Helvellyn Street is the third street on the left.

Price

Offers over £350,000 are invited for consideration.



Living Room



Kitchen

Second Floor

Approx. 66.3 sq. metres (713.3 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 sq. feet)

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:
Plan produced using PlanUp.

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