



Threlkeld

Offers over **£195,000**

6 Lakeland Court, Threlkeld, Keswick, CA12 4SS

An immaculately presented self-contained first floor two bedroom apartment located in the centre of Threlkeld village and benefitting from comprehensive upgrading to provide tastefully appointed accommodation. Use of the property for commercial holiday rentals is not permitted.

Conveniently located off the A66 at the foot of the mighty Blencathra only four miles east of Keswick, Threlkeld village provides a range of amenities including a regular bus service, primary school, two public houses and a village hall with cafe.

Quick Overview

Immaculately presented self-contained first floor apartment

Two bedrooms

Comprehensively upgraded accommodation

Central location in Threlkeld village

Four miles from Keswick

Communal gardens and allocated parking space



Property Reference: KW0409



Living Room



Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

External stairway.

First Floor:

External Landing.

Entrance Vestibule

Living Room

With bay window, electric stove style fire, electric heater.

Inner Hall

With electric heater.

Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge, freezer, plumbing for washing machine.

Bedroom One

With electric heater.

Bedroom Two

With electric heater.

Bathroom

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

Outside:

Communal gardens, allocated parking space, garden shed.

Services

Mains water, electricity and drainage. Electric heating.

Tenure

Leasehold. 349 year lease from 1st July 1973, 298 years remaining.

Service Charge

We are advised that the monthly service charge currently amounts to £45 for the building insurance and communal maintenance.

Restrictions

Use of the property for providing commercial holiday rental accommodation is not permitted.

Council Tax

Band B.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick proceed east towards Penrith on the A66 and after approximately five miles take the second signposted turning on the left for Threlkeld and follow the road to the left. Take the first left turning before reaching the Salutation Inn and then turn left. Proceed and the entrance to Lakeland Court is on the left.

Price

Offers over £195,000 are invited for consideration.



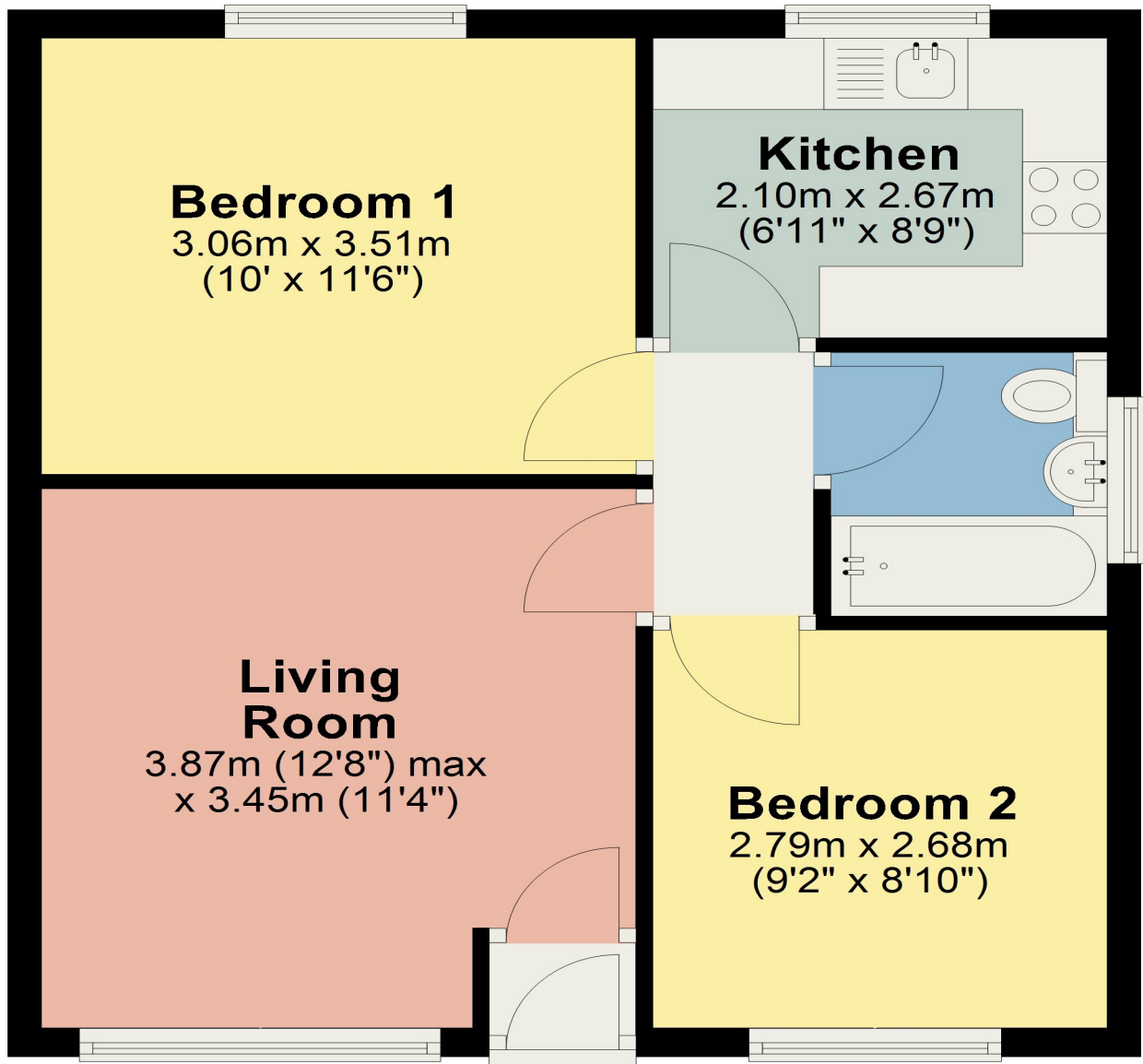
Living Room



Kitchen

First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 43.7 sq. metres (470.4 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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