



## Threlkeld

Offers over £170,000

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.

### 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



2



1



1



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Superfast  
broadband  
available



1

Property Reference: KW0409





Living Room



Living Room



Kitchen



Kitchen

## 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.

### What3words

///outsiders.riders.unfit

### Price

Offers over £170,000 are invited for consideration.

### Anti-Money Laundering Regulations (AML)

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 (incl. 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).



Bedroom One



Bedroom Two



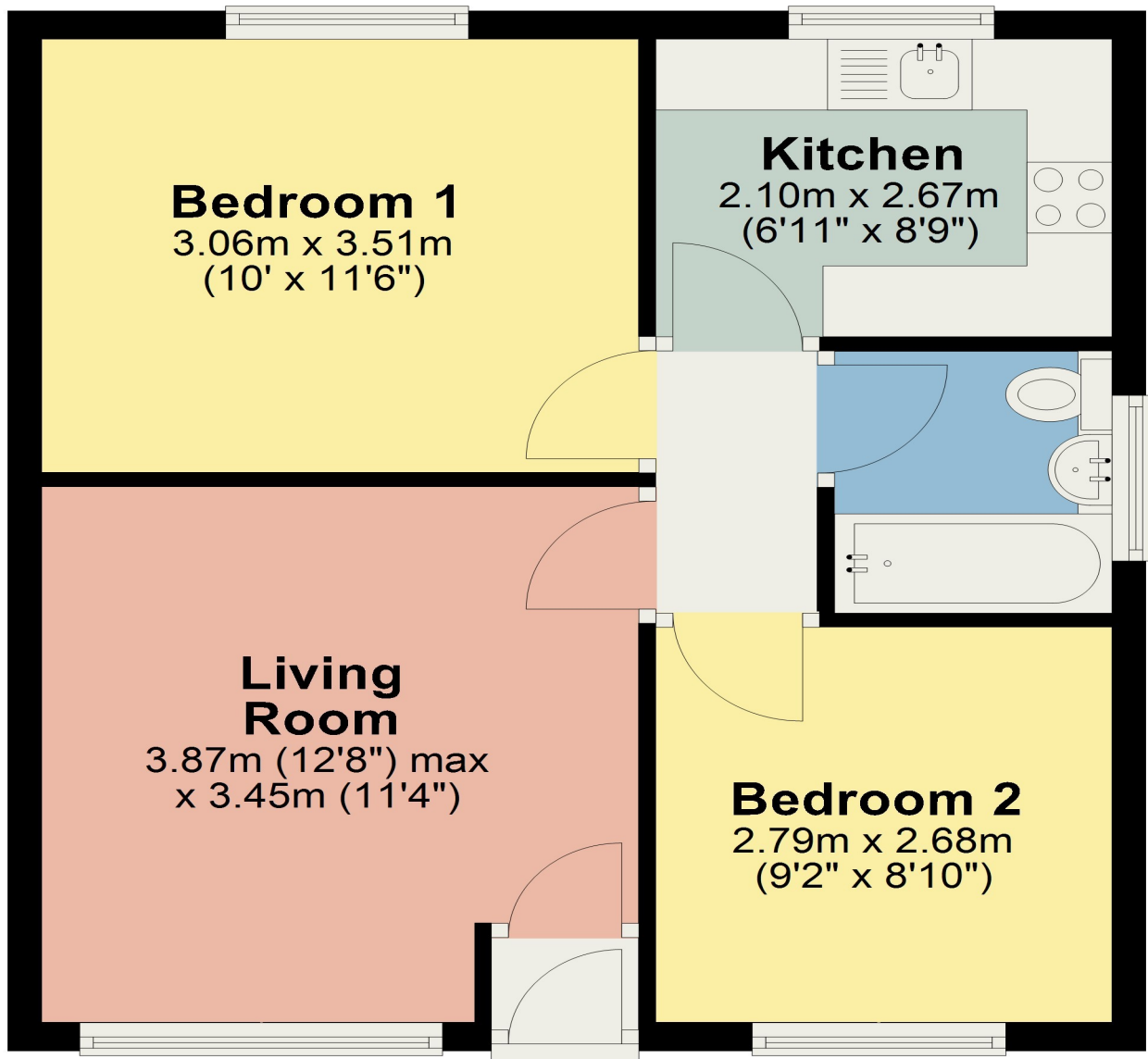
Bathroom



Setting

# 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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