



# Keswick

£240,000

4 Old Mill Court, Main Street, Keswick, CA12 5PJ

A modern three bedroom terrace house most conveniently situated on a side street within Keswick town centre.

Local occupancy conditions apply.

The asking price reflects an 80% shared ownership of the freehold with Eden Housing Association.

## Quick Overview

Modern three bedroom terrace house

Convenient side street location in Keswick town centre

Local occupancy conditions apply

80% shared ownership with Eden Housing Association

External yard

Parking space

Property Reference: KW0424



3



2



1



C



Superfast  
Broadband  
Available



1



Living Room



Living Room



Kitchen



Kitchen

## Accommodation

### Ground Floor

#### Entrance Hall

With radiator, under stairs cupboard.

#### WC

With WC, wash hand basin, radiator.

#### Dining Kitchen

With fitted base and wall units, stainless steel sink unit with mixer tap, ceramic wall tiling, plumbing for washing machine, radiator, recessed ceiling spot lights.

#### Living Room

With radiator, external door.

### First Floor

#### Landing

With radiator, built in cupboard.

#### Bedroom One

Double bedroom with radiator.

#### Bedroom Two

Double bedroom with radiator.

#### Bedroom Three

Single bedroom with radiator.

#### Bathroom

With WC, wash hand basin and panelled bath including shower over, ceramic wall tiling, radiator.

#### Outside

Forecourt and yard with on-site parking space.

#### Services

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

#### Tenure

80% ownership of the freehold with a monthly rent and insurance charge payable to Eden Housing Association. Once a sale is agreed Eden Housing Association will determine the monthly charge that is payable to them.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Local occupancy conditions

Local occupancy conditions apply requiring the property to not be occupied otherwise than by a Person with a Local Connection as his or her Only or Principal Home together with the dependents of such a person living with him or her and the widow or widower of such a person. 'Person with a Local Connection' means an individual who before taking up occupation of the dwelling satisfies one of the following conditions: i. The person has been continuously resident in the Locality for three years immediately prior to occupation; or ii. The person has been in continuous employment in the Locality for at least the last 6 months and for a minimum of 16 hours per week immediately prior to occupation; or iii. The person is a former resident who wishes to return to the Locality having completed a post-secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the locality defined for at least three years; or iv. The person is currently in the Armed Forces, in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation lived in the Locality for at least three years; or v. The person needs to live in the Locality because they need substantial care from a relative who lives in the Locality, or because they need to provide substantial care to a relative who lives in the Locality. 'Locality' shall mean the administrative areas of the Parishes of Above Derwent, Borrowdale, Keswick, St Johns, Castlerigg and Wythburn, Threlkeld and Underskiddaw.

### Council Tax

Band C.

### Flooding

The property was flooded during Storm Desmond in 2015.

### Directions

From Keswick town centre proceed along Main Street and the entrance to Old Mill Court is on the left beside the Bike Store.

### What3 words

///proper.taps.vandalism

### Viewing

By appointment with Hackney & Leigh's Keswick office.

### Price

£240,000 for an 80% share of the freehold.

### 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



Front Garden



View

Request a Viewing Online or Call 01768 741741

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



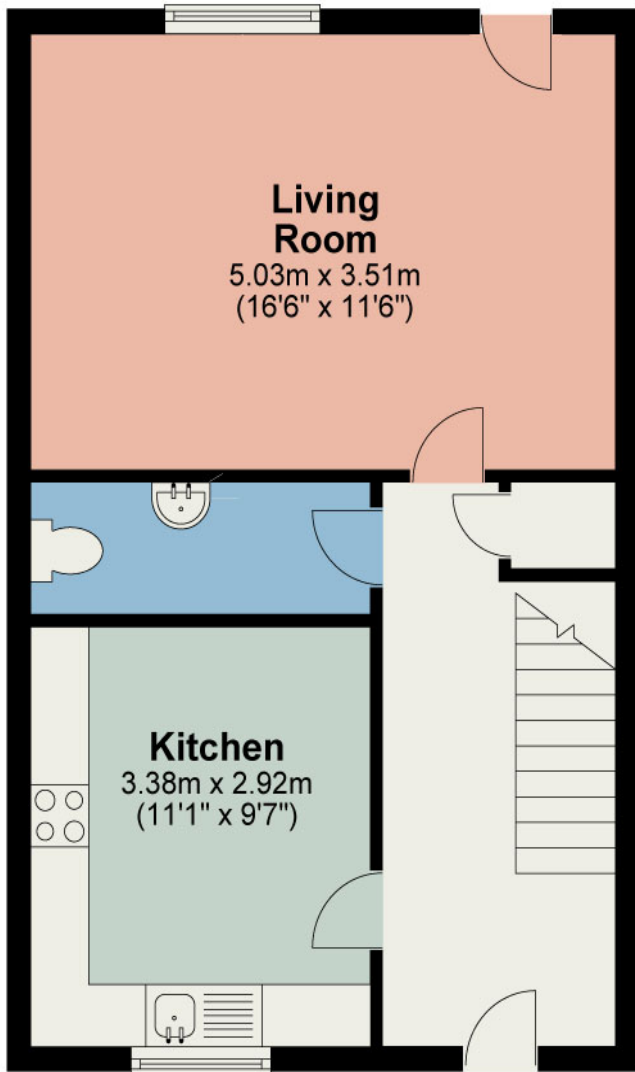
Need help with **conveyancing**? Call us on: **01539 792032**



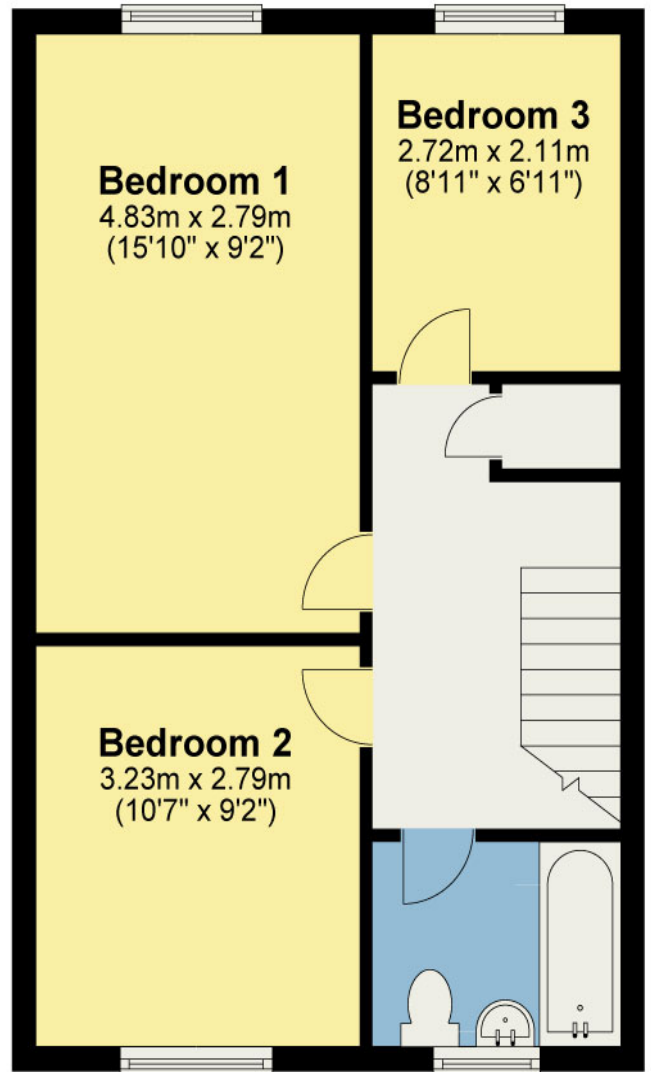
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## Ground Floor



## First Floor



Total area: approx. 81.9 sq. metres (881.7 sq. feet)

For illustrative purposes only. Not to scale.

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 22/01/2025.

Request a Viewing Online or Call 01768 741741