



7 Howrahs Court

7 Howrahs Court, Elliott Park, Keswick, CA12 5NT

An immaculately presented modern purpose built self-contained first floor apartment most conveniently situated on a cul de sac in Keswick town centre with a delightful open front outlook to the fells and equally suitable as a primary home, recreational second home or for lucrative holiday letting.

Offers over £285,000

Quick Overview

Modern purpose built first floor apartment

Convenient cul de sac location in
Keswick town centre

Delightful open front outlook to the fells

Open plan living room / fitted dining kitchen

Two double bedrooms

Two luxury bath / shower rooms

Allocated parking space

Communal guest parking

Property Reference: KW0470



2



2



1



C



Ultrafast
Broadband
Available



1



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen

Accommodation

Ground Floor:

Shared Entrance Hall

Landing

Entrance Hall

With radiator, two built in cupboards.

Open Plan Living Room / Dining Kitchen

With vaulted ceiling, period style fireplace including fitted gas fire, two radiators, fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge.

Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob and fridge, radiator.

Bedroom One

With radiator, built in wardrobe.

En-suite Shower Room

With WC, vanity wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom Two

With radiator, built in wardrobe.

Bathroom

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

Outside:

Allocated parking space.



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One



En-suite



Bedroom Two



Bathroom

Services

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

Tenure

Leasehold. 999 years from 1st May 1995.

Service Charge

We are advised that the current service charge amounts to £2,050 per annum.

Council Tax

Band C.

Flooding

The ground floor accommodation in the block was flooded in 2009 and 2015.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed from Bank Street onto Main Street and turn immediately left at the mini roundabout onto Borrowdale Road. Turn right beside Booths supermarket and the entrance to Howrahs Court is on the left.

What3words

///crunching.witty.often

Price

Offers over £285,000 are invited.

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



View



Parking

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**



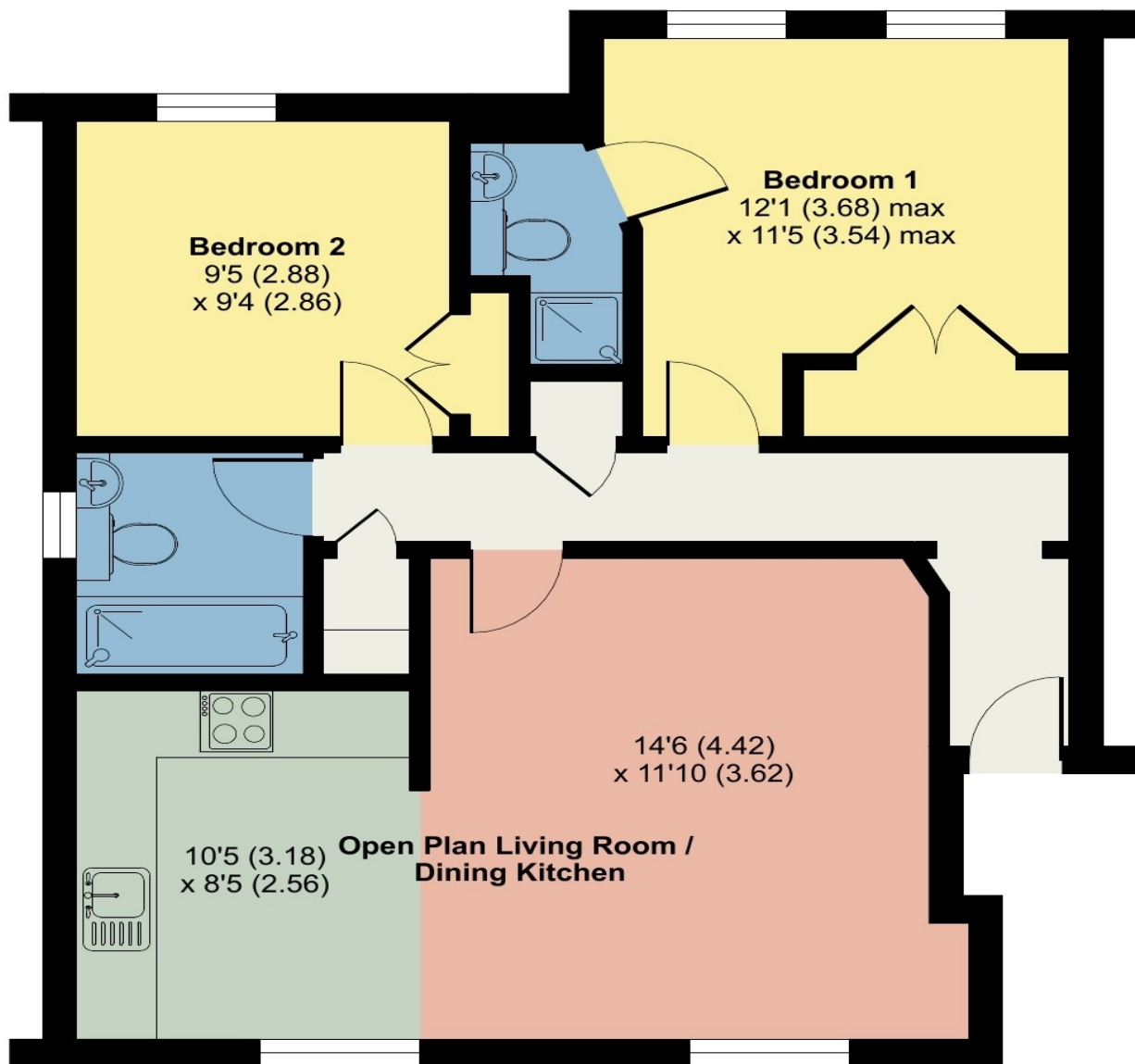
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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7 Howrahs Court, Elliott Park, Keswick

Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1307135

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Request a Viewing Online or Call 01768 741741