



Threlkeld

Offers in the region of **£189,000**

2 Lakeland Court, Threlkeld, Keswick, CA12 4SS

An immaculately presented self-contained ground floor two bedroom apartment located in the centre of Threlkeld village and benefitting from recent 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. edroom apartment located in the centre of Threlkeld village and benefitting from recent comprehensive upgrading to provide tastefully appointed accommodation.

Quick Overview

- Immaculately presented self-contained ground floor apartment
- Recently comprehensively upgraded accommodation
- Central location in Threlkeld village
- Four miles from Keswick
- Two bedrooms
- Communal gardens and allocated parking space



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Ultrafast
Broadband
Available



1

Property Reference: KW0516



Living Room

Accommodation

Ground Floor:

Entrance Vestibule

Living Room

With electric heater.

Inner Hall

Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, plumbing for washing machine.

Bedroom One

With electric heater.

Bedroom Two

With electric heater.

Shower Room

With WC, wash hand basin, large shower, heated towel rail.

Outside:

External store, communal gardens, allocated parking space.

Services

Mains water, electricity and drainage. Electric heating.

Tenure

Leasehold 349 year lease from 1st July 1973, 296 years remaining. Owners hold 1/6th of the freehold.



Kitchen



Kitchen



Bedroom One

Service Charge

We are advised that the monthly service charge currently amounts to £45.00 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

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Price

Offers in the region of £189,000 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 Two



Shower Room



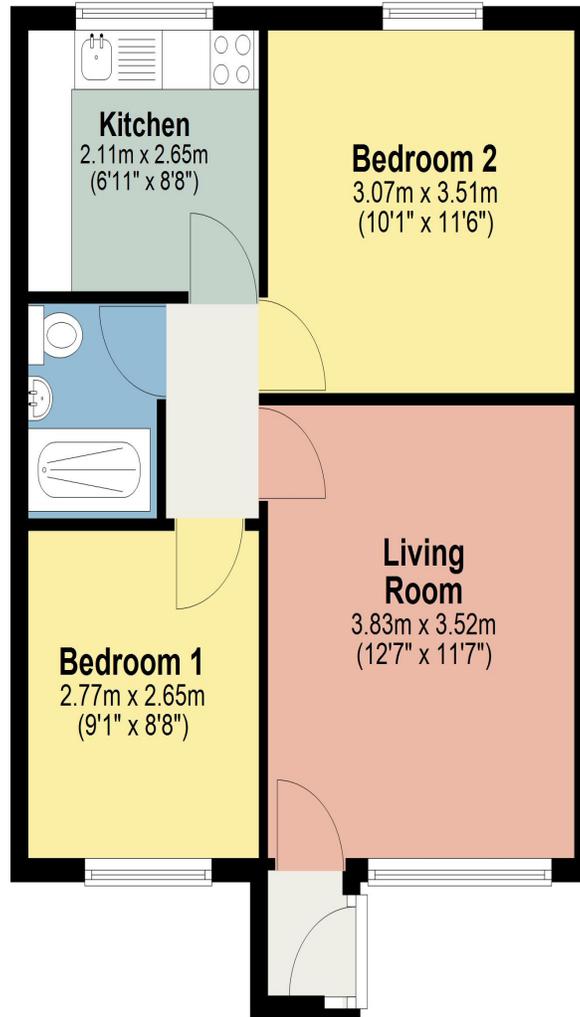
Rear Elevation



Communal Gardens

Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 44.5 sq. metres (479.5 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.

2 Lakeland Court, Threlkeld, Keswick

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