



Keswick

Offers in the region of **£395,000**

6 Chaucer House, Derwentwater Place, Keswick, CA12 4DR

An outstanding immaculately presented two double bedroom self-contained ground floor apartment located in the prestigious Chaucer House development most conveniently situated opposite St John's Church within easy walking distance of Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting. Internal viewing is highly recommended.

Quick Overview

- Outstanding ground floor self-contained apartment
- Prestigious development overlooking St John's Church
- Easy walking distance to Keswick town centre
- Two double bedrooms and two bath / shower rooms
- Large open plan living room with dining area and fitted kitchen
- Allocated on-site parking space
- Equally suitable as a primary or second home or for holiday letting



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Superfast
Broadband
available



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Property Reference: KW0527



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room

Accommodation

Ground Floor:

Communal entrance hall.

Self-Contained Entrance Hall

With radiator.

Open Plan Living Room / Dining Room / Kitchen

With front bay window, two radiators, range of fitted base and wall units including pelmet lighting, sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, dish washer, fridge, freezer and washer/dryer.

Bedroom 1

With radiator.

En-suite Shower Room

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

Bedroom 2

With radiator, built in cupboard.

Bathroom

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

Outside

Allocated parking space within the private car park at the rear of Chaucer House.

Services

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

Tenure

999 year leasehold from the 1st January 2005, 978 years remaining.



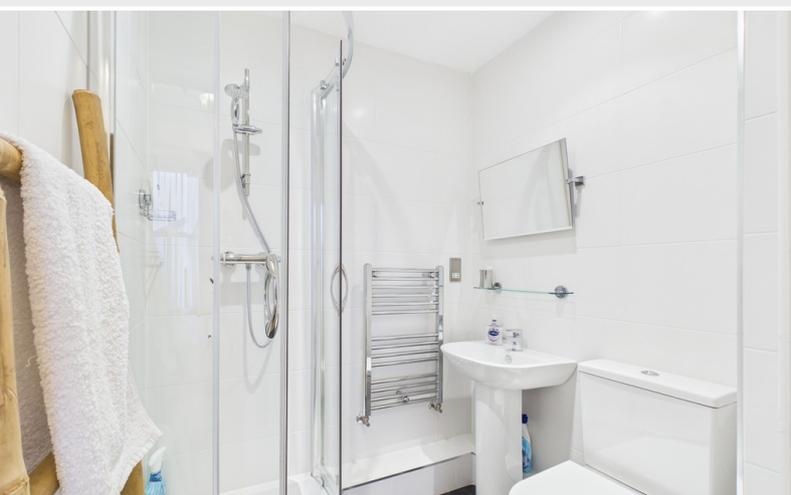
Open Plan Living / Dining Room



Open Plan Living / Dining Room



Bedroom One



En-suite Shower Room



Bedroom Two



Bathroom

Service Charge We are advised that a proposed annual service charge of £2,492.34 is payable towards maintenance of the building and common parts and building insurance.

Council Tax

Band D.

Directions

From Keswick town centre proceed along Station Street onto St John's Street and Chaucer House is situated on the left opposite St John's Church.

What3words

///users.hothouse.lifetimes

Price

Offers in the region of £395,000 are invited.

Viewing

By appointment with Hackney & Leigh's Keswick office.

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



Open Plan Living / Dining Room



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**

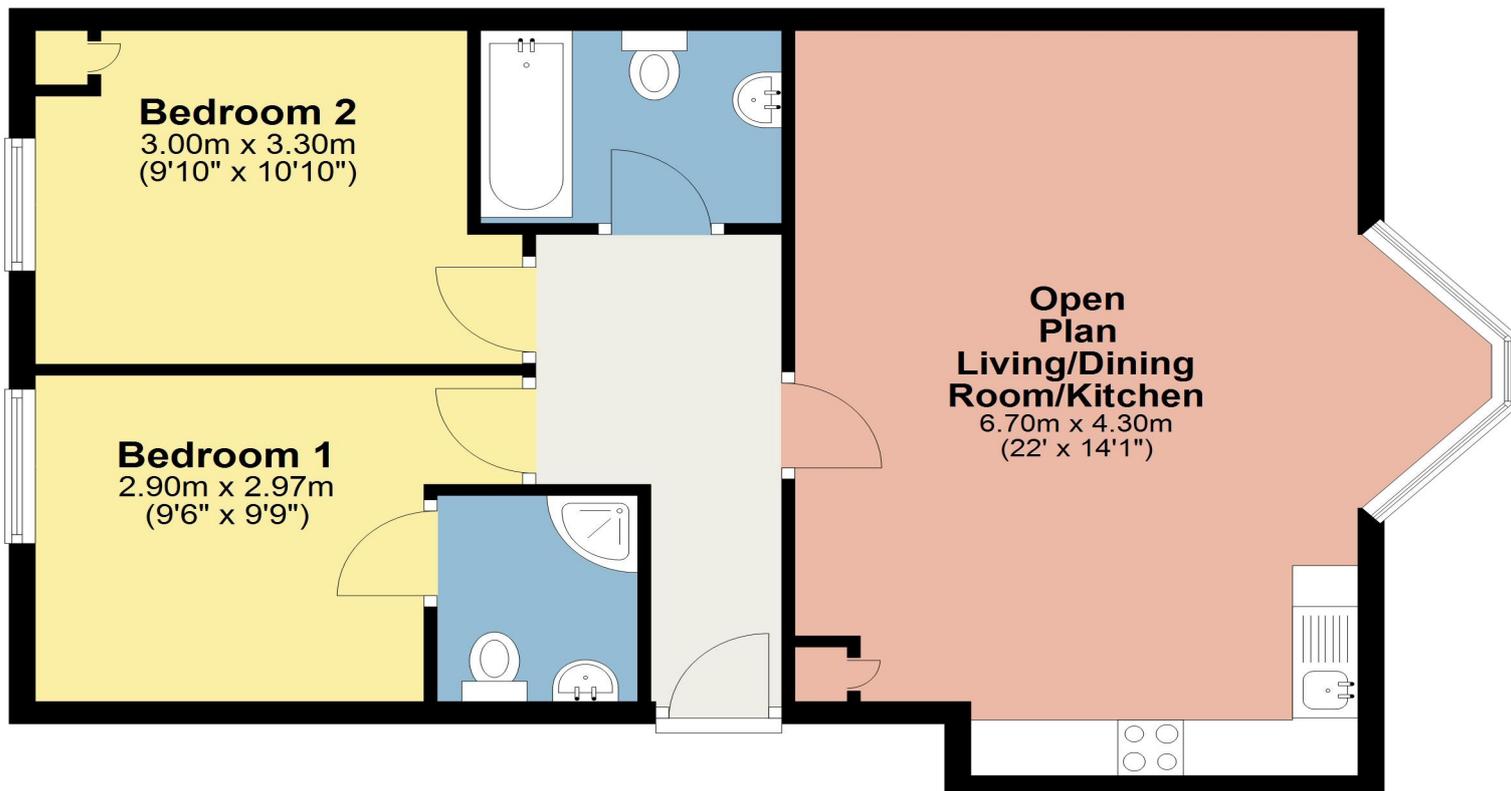


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



Total area: approx. 65.9 sq. metres (709.7 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.

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 19/03/2026.

Request a Viewing Online or Call 01768 741741