

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Portinscale

Grange Apartment, Portinscale, Keswick, CA12 5RE

A first floor self contained two bedroom apartment located in the centre of Portinscale.

As there is no local occupancy restriction the property is equally suitable for use as a primary home, second home or for lucrative holiday letting.

Portinscale is conveniently located by the A66 less than two miles west of Keswick in a delightful rural setting by the fells and Derwentwater with a range of local amenities available including two marinas, public house, village hall and cafe / restaurant

Offers over £200,000

### Quick Overview

Self contained first floor apartment

Two bedrooms

Central location in Portinscale village

Parking

No local occupancy condition



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Broadband



Parking

Property Reference: KW0210



Open Plan Living Room / Dining Kitchen



Bedroom



Bedroom



Bathroom

A first floor self contained two bedroom apartment located in the centre of Portinscale.

## Accommodation

### Ground Floor:

**Shared Entrance Hall** With stairway leading to

### First Floor:

**Inner Hall** With radiator.

**Open Plan Living Room / Dining Kitchen** 16' 9" x 15' 1" (5.11m x 4.6m) With windows to two elevations, two radiators, fitted base and wall units, single drainer sink unit, ceramic wall tiling, integrated oven, hob and extractor unit, two radiators.

**Bedroom One** 15' 2" x 13' 5" (4.62m x 4.09m) With radiator.

**Bedroom Two** 13' 5" x 9' 7" (4.09m x 2.92m) With radiator.

**Ensuite** Ensuite with WC and wash hand basin, radiator.

**Bathroom** 7' 11" x 4' 10" (2.41m x 1.47m) With WC, wash hand basin, panelled bath with shower mixer / filler, ceramic wall tiling, radiator.

**Parking** Allocated parking space - details to be confirmed.

**Tenure** To be confirmed.

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

**Council Tax** The council tax banding will be assessed following the outcome of the existing planning application as the property is currently included within the rating assessment of the Derwentwater Hotel.

**Energy Performance Certificate** The full energy performance certificate is available on our website and also at any of our offices.

**Directions** Entering into Portinscale from the A66 proceed past the public house and turn left at the road junction. Continue to the Derwentwater hotel and the property is located opposite on the left upon entering the drive to Derwent Manor.

**Viewings** By appointment with Hackney & Leigh's Keswick office.

**Price** Offers over £200,000.

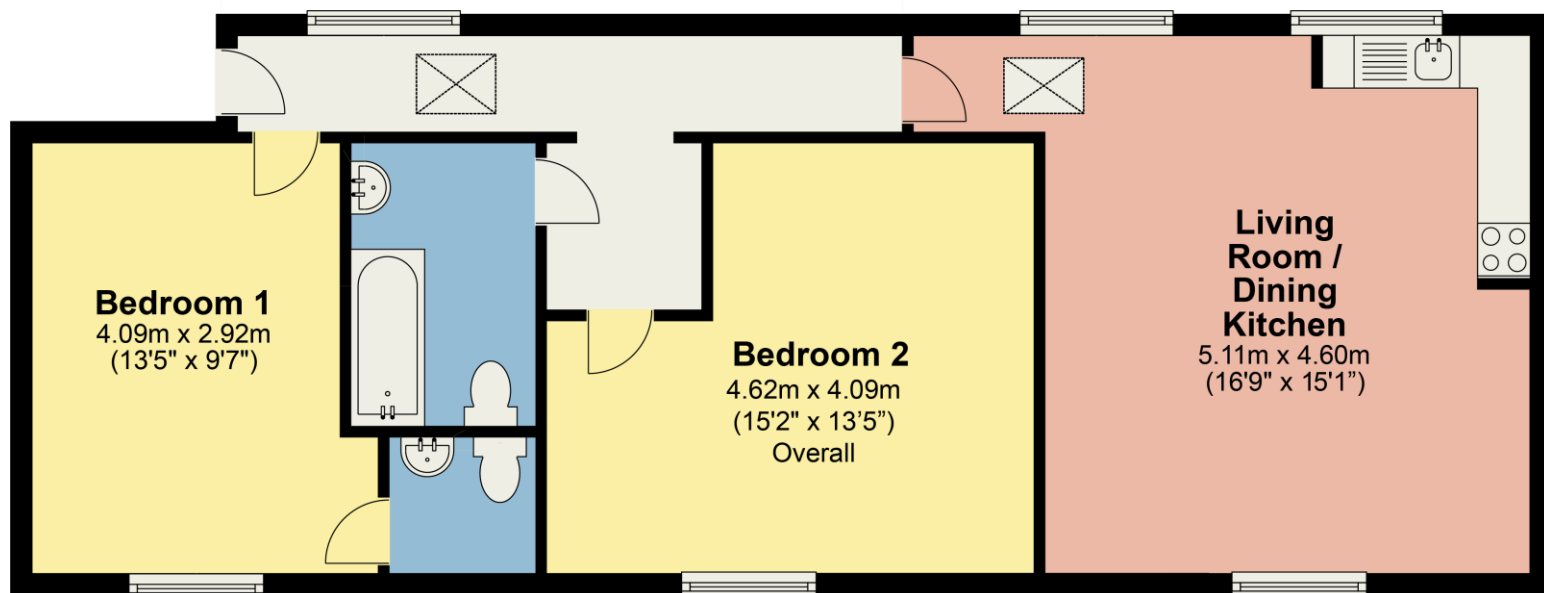




Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



## First Floor

Total area: approx. 68.0 sq. metres (732.0 sq. feet)

For illustrative purposes only. Not to scale..