



**HACKNEY
& LEIGH**

Keswick

1 Chaucer Lodge, Southey Street, Keswick, Cumbria, CA12 4EE

A modern self-contained ground floor one bedroom apartment with allocated parking space most conveniently located close to Keswick town centre and providing well presented accommodation equally suitable as a primary home, second home or lucrative holiday letting. Internal viewing is highly recommended.

Offers over £200,000

Quick Overview

Modern ground floor self-contained apartment
Most convenient location close to Keswick town centre
Open plan living room / kitchen with integrated appliances
Double bedroom and shower room
Allocated parking space
Ideal primary home, second home or for lucrative holiday letting



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Superfast
80Mbps



1

Property Reference: KW0276



Open Plan Living Room / Kitchen



Open Plan Living Room / Kitchen



Bedroom



Bedroom

Accommodation

Ground Floor:

Entrance Vestibule

Inner Hall

Entrance Hall

Open Plan Living Room / Kitchen 23' max x 12' 5" max (7.01m x 3.78m)

With a range of fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated electric hob, oven, canopied extractor unit, microwave oven, dish washer, two radiators.

Bedroom 9' 9" x 9' 7" (2.97m x 2.92m)

With radiator.

Shower Room

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

Outside:

Allocated parking space

Services

Mains water, gas, electricity and drainage.

Tenure

Leasehold. 999 years from December 2005.

Service Charge

A service charge of £450 a year to cover building insurance and maintenance of the common areas.

Council Tax

To be assessed.

Directions

From Station Street turn onto Southey Street. The property is located on the right hand side near the junction with Church Street.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £200,000 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).



Open Plan Living Room / Kitchen

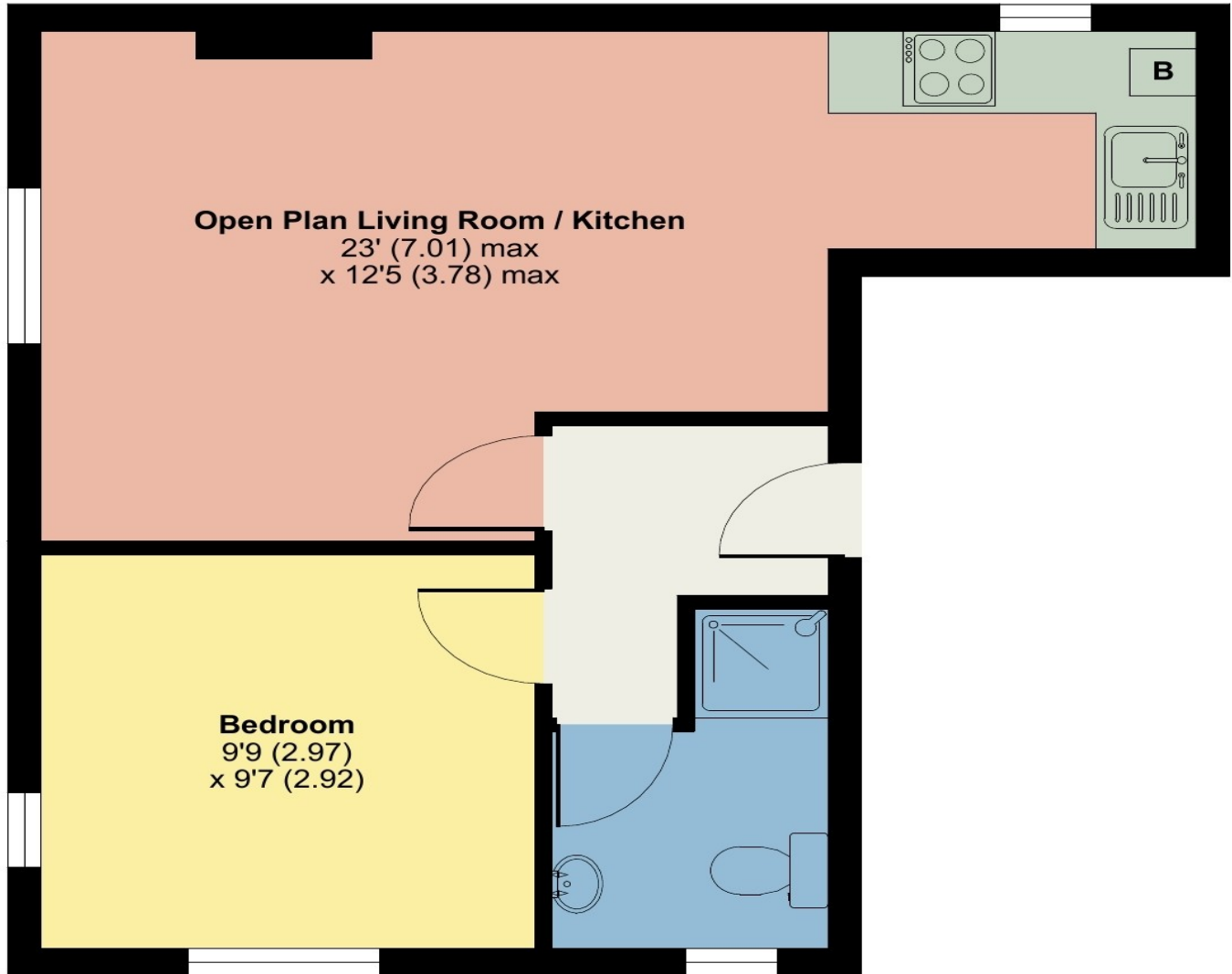


Open Plan Living Room / Kitchen

Flat 1, Chaucer Lodge, Southey Street, Keswick

Approximate Area = 391 sq ft / 36.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1007379

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