



Keswick

12b Helvellyn Street, Keswick, CA12 4EN

A self-contained two bedroom second floor apartment conveniently situated on a side street in Keswick town centre and successfully operating to provide lucrative holiday rental accommodation.

Internal viewing is recommended.

Offers over £350,000

Quick Overview

Self-contained two bedroom second floor apartment

Convenient side street location in Keswick town centre

Two double bedrooms

Two bath / shower rooms

Established lucrative holiday rental use

Viewing recommended

Property Reference: KW0407



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1



TBC



Superfast
80Mbps



On Street
Parking



Living Room



Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

Communal Entrance Vestibule

Communal Hall

Second Floor:

Entrance Hall With radiator.

Inner Hall With radiator.

Living Room With windows to two elevations, fireplace with fitted gas fire, radiator.

Kitchen With fitted base and wall units including pelmet lighting and granite work surfaces, under mounted sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge, freezer, dishwasher.

Bedroom One With radiator.

En-suite Shower Room With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator.

Bedroom Two With radiator.

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

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

Tenure Leasehold. 999 Years from October 2005. Freehold is owned by Otley Terrace Management Company Ltd of which the buyer will have 1/3rd ownership on completion.

Service Charge All bills are split 3 ways as and when required. There is a small contingency fund which the buildings insurance is paid out of.

Rateable Value £2,400.

Viewing By appointment with Hackney and Leigh's Keswick office.

Directions From Keswick town centre proceed onto Station Street and turn immediately left onto Southey Street. Helvellyn Street is the third street on the left.

Price Offers over £350,000 are invited for consideration.

Anti Money Laundering: 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 (inc. 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).



Living Room



Kitchen

Second Floor

Approx. 66.3 sq. metres (713.3 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 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.

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