



## Keswick

Offers in the region of £340,000

9 Chestnut Park, Keswick, Cumbria, CA12 4LY

A modern purpose-built self-contained ground floor apartment pleasantly situated in a private courtyard with mature landscaped grounds and conveniently located approximately 1.5 miles from Keswick town centre.

The purchaser or one of the joint purchasers must be aged 55 or over.

### Quick Overview

Modern self contained two bedroom ground floor apartment

Pleasantly situated in a private tranquil courtyard

Mature landscaped communal grounds

Only 1.5 miles from Keswick town centre

Delightful fell views

Living / dining room and garden room

Garage and allocated parking space

Occupancy restricted to aged 55 or over

Property Reference: KW0457



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Ultrafast  
Broadband  
Available



3





Living / Dining Room



Living / Dining Room



Kitchen



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Living / Dining Room

With feature period style fireplace and living flame gas fire, radiator.

#### Garden Room

With radiator, double doors to the paved rear terrace.

#### Kitchen

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

#### Bedroom One

With radiator, range of fitted bedroom furniture, walk in cupboard.

#### Bedroom Two

With radiator, range of fitted bedroom furniture.

#### Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator, built in cupboard.

### Outside:

Rear private patio, communal landscaped gardens, garage, parking space.

### Services

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





Living / Dining Room



Garden Room





Bedroom One



Bedroom Two



Shower Room



Garage

### Tenure

Leasehold. 999 years from 1 January 1991.

### Service Charge

We are advised that the service charge £82 per calendar month to cover the building insurance and maintenance of the exterior grounds.

### Occupancy

The purchaser or one of the joint purchasers must be aged 55 or over.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Penrith Road in an easterly direction with the River Greta on the left. The Chestnut Park entrance is located on the right where the road rises and bears to the right.

### What3words

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### Price

Offers in the region of £340,000.

### 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).





Rear Elevation



Private Patio





Garden



Garden



# 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.



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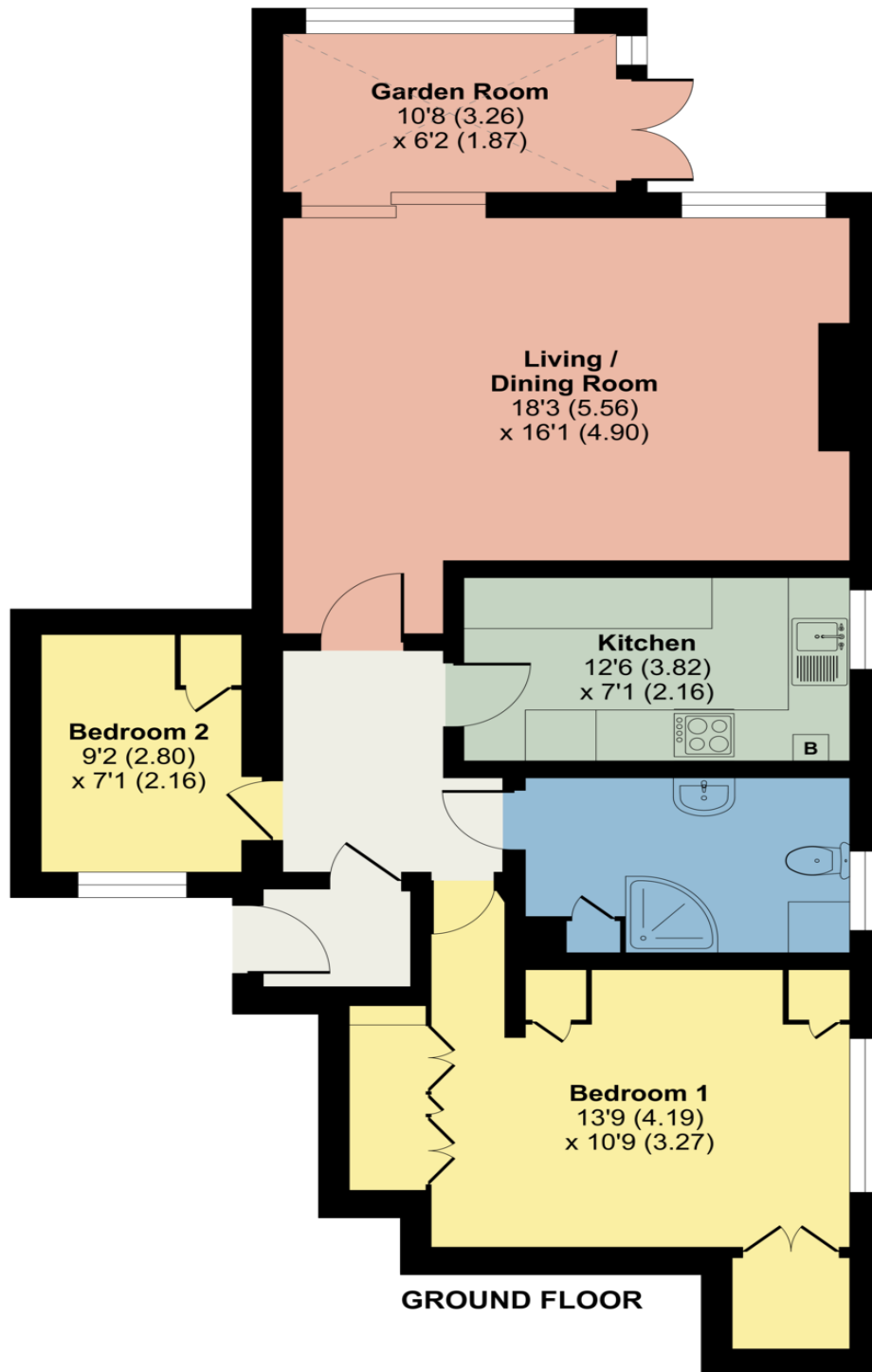
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# 9 Chestnut Park, Keswick

Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2025. Produced for Hackney & Leigh. REF: 1277811

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Request a Viewing Online or Call 01768 741741