



Keswick

£280,000

Apartment 1, 6 Southey Street, Keswick, Cumbria, CA12 4EF

A spacious ground floor self-contained two bedroom apartment including an allocated parking space most conveniently located on a side street in Keswick town centre and currently operating with an established lucrative holiday rental use. The property is being sold fully furnished, with all appliances and a number of forward bookings in place.

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £280,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Quick Overview

- Spacious ground floor self-contained apartment
- Convenient side street location in Keswick town centre
- Established lucrative holiday rental use
- High quality specification
- Two double bedrooms
- Fitted dining kitchen with integrated appliances
- Luxury bathroom
- Allocated parking space
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'



2



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1



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Superfast
Broadband
Available



1

Property Reference: KW0371



Living Room



Living Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Communal Entrance Hall

Entrance Hall

With telephone entry system, two radiators.

Living Room

With front bay window and side window, radiator.

Bedroom One

With radiator.

Bedroom Two

With radiator.

Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, induction hob, extractor, fridge / freezer, dishwasher, two windows, radiator, gas boiler, external door.

Bathroom

With WC, wash hand basin, bath, shower cubicle, ceramic wall tiling, heated towel rail, plumbing for washing machine.

Outside:

We are advised that the parking space at the rear of the property is rented from the Methodist Church for approximately £200 per annum.

Services

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

Tenure

Leasehold with part ownership of the freehold shared with apartment 2 and 3.

Service Charge

We are advised the service charge is £100 per calendar month.

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 first left onto Southey Street.

Price

£280,000.

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).



Living Room



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



Bedroom One



Bedroom Two



Bathroom



Bathroom



Bathroom

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Meet the Team

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Viewings available 7 days a week
including evenings with our
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Call **01768 741741** or request
online.



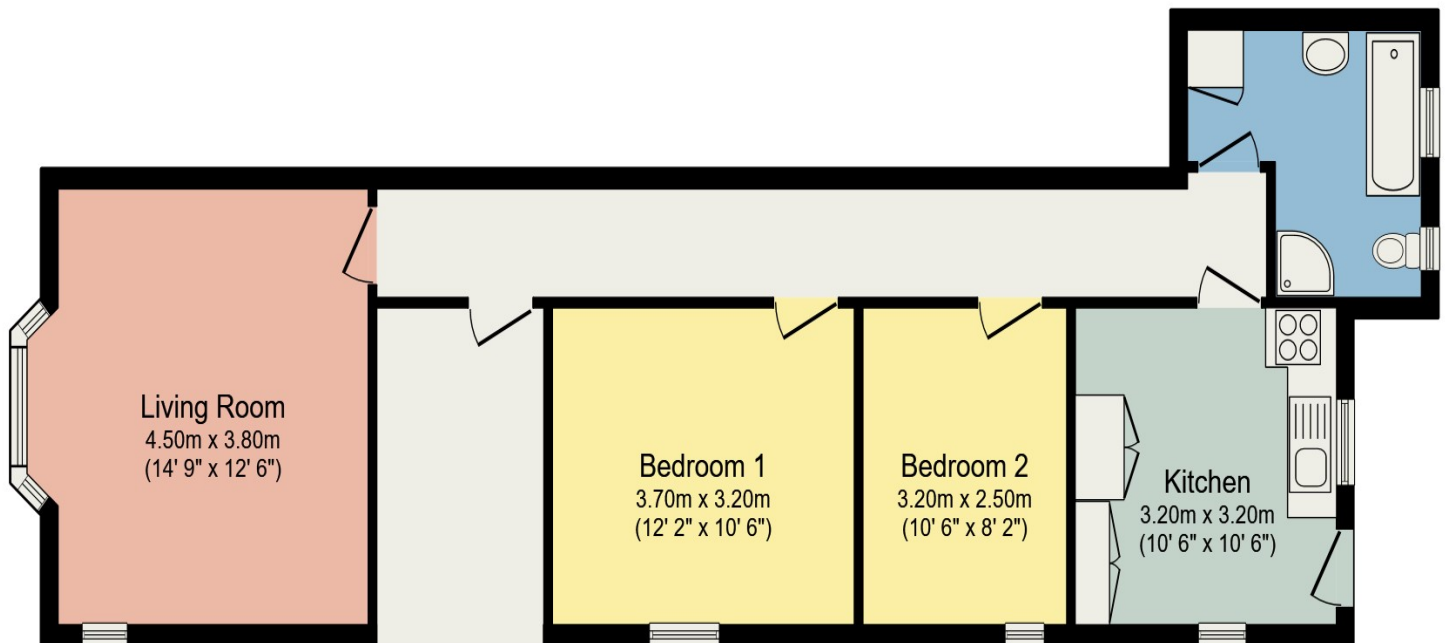
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Apartment 1, 6 Southey Street, Keswick



Total floor area 75.2 sq.m. (810 sq.ft.) approx

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.

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 11/07/2025.

Request a Viewing Online or Call 01768 741741