



Elliott Park

Offers in the region of £295,000

5 Elm Court, Elliott Park, Keswick, CA12 5NB

A modern purpose built ground floor two bedroom apartment most conveniently situated within easy walking distance of Keswick town centre and equally suitable as a primary home, recreational second home or for lucrative holiday letting.

Quick Overview

Modern purpose built ground floor apartment

Convenient location in central Keswick

Two double bedrooms

Fitted kitchen with integrated appliances

Allocated parking space

Equally suitable as a primary home, recreational second home or for lucrative holiday letting

Property Reference: KW0488



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Ultrafast
Broadband
Available



1



Reception Hall



Living Room



Living Room



Kitchen

Accommodation

Ground Floor:

Communal Entrance Hall

Private Entrance Hall

With telephone entry system, radiator, built in cupboard.

Living Room

With feature fireplace and electric fire, radiator.

Kitchen

With a range of fitted base and wall units, sink unit, ceramic wall tiling, integrated oven, hob, extractor unit, fridge, washing machine, dishwasher, radiator, gas boiler.

Bedroom One

With radiator.

Bedroom Two

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, radiator.

Outside

Allocated parking space and visitor parking, communal grounds.

Services

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

Service Charge

We are advised that the current monthly service charge amounts to £98.33.

Tenure

Leasehold. 125 years from 1994.

Rateable Value

£2,400.

Flooding

We are advised that the ground floor accommodation in the block was flooded in 2009 and 2015.

Directions

From Keswick proceed from Bank Street onto Main Street and turn left at the mini roundabout onto Borrowdale Road. Turn right beside Booths supermarket and follow the road until you enter Elliott Park where the Elm Court car park is situated and signposted.

What3words

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Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £295,000.

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).



Kitchen



Bedroom One



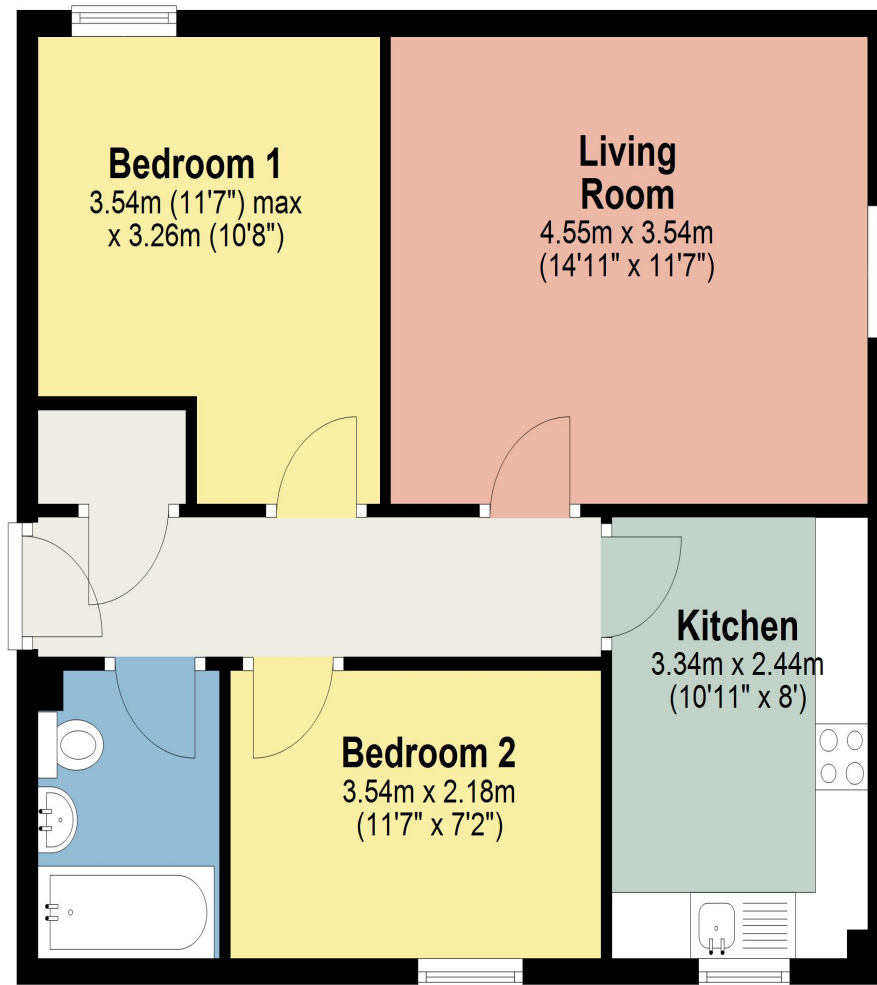
Bedroom Two



Bathroom

Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 55.2 sq. metres (593.7 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.