



## Keswick

Offers over £400,000

Stickle Tarn, 2 Heads Road Court, Keswick, Cumbria, CA12 5DN

A substantial three bedroom second floor apartment most conveniently situated on a side road in Keswick town centre with delightful views to the fells and providing immaculately presented accommodation equally suitable for use as a primary home, second home or for lucrative holiday letting.

### Quick Overview

Substantial second floor apartment  
Most convenient side road location in  
Keswick town centre  
Delightful fell views  
Immaculately presented accommodation  
Three double bedrooms  
Two bath / shower rooms  
Open plan living room and dining kitchen  
External store and allocated parking space  
Equally suitable as a primary home,  
second home or for holiday letting  
Viewing recommended

Property Reference: KW0431



3



2



1



C



Ultrafast  
Broadband  
Available



1





Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Communal Entrance Hall

With stairway.

### First Floor:

Communal Landing

### Second Floor:

Communal Landing.

#### Entrance Hall

With telephone entry system, radiator, built in cupboard.

#### Utility Room

With plumbing for washing machine, radiator.

### Open Plan Living Room / Dining Kitchen

With windows to two elevations, contemporary glass fronted living flame fitted gas fire, two radiators, fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, dishwasher.

#### Bedroom One

With windows to two elevations, radiator.

#### En-suite Shower Room

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

#### Bedroom Two

With radiator.

#### Bedroom Three

With built in cupboard, radiator.

#### Bathroom

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





Living Room



Dining Kitchen





Bedroom One



Shower Room



Bedroom Two



Bedroom Three

### Outside:

Allocated parking space, store.

### Services

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

### Tenure

Leasehold. 999 years from 1<sup>st</sup> April 2005.

### Service Charge

£2,600 per annum to cover maintenance of communal parts and buildings insurance.

### Council Tax

Band C.

### Rateable Value until March 2025

£3,350

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Lake Road and the apartment is situated within the apartment block above Fellpack restaurant with the main entrance and allocated parking space located at the rear of the building.

### What3words

///twin.elections.liberated

### Price

Offers over £400,000 are invited for consideration.

### 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).





Bedroom One



Bedroom Two





Bedroom Three



Rear View

Request a Viewing Online or Call 01768 741741

# 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.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

# 2 Heads Road Court, Keswick

Approximate Area = 1039 sq ft / 96.5 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n°checom 2025. Produced for Hackney & Leigh. REF: 1243887

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Request a Viewing Online or Call 01768 741741