



7 Chaucer House Apts Derwentwater Place, Keswick – CA12 4DR

Guide Price £270,000

PFK

7 Chaucer House Apartments Derwentwater Place

Keswick, Keswick

A modern first floor, one bedroom beautifully presented apartment. Originally converted in 2005 from Chaucer House Hotel, now with 14 luxury apartments with private off street parking at the rear. This attractive stone period building, which incorporates a lift, is professionally managed and therefore offers secure, hassle-free accommodation, currently utilised as a successful holiday let. Conveniently located only a few minute's walk from the town centre and this first floor apartment, enjoys wonderful elevated Lakeland Fell views to the front and rear.

- Leasehold
- Council tax band: Assessed for business rates
- EPC rating C
- One bedroom successful holiday let
- Open plan living area
- Town centre location, close to lovely walks
- Lift access
- Allocated off road parking to rear
- First floor apartment with pleasant Lakeland fell views





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Keswick, Keswick

Situated in the heart of Keswick town centre in the heart of the Lake District National Park. Within the town there are a wide range of amenities including the renowned Theatre by the Lake, library, swimming pool, post office, supermarkets, churches and schools. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Leasehold
- Council tax band: Assessed for business rates
- EPC rating C
- One bedroom successful holiday let
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Entrance Hallway

5' 2" x 4' 9" (1.57m x 1.44m)

Open Plan Living/Kitchen

19' 0" x 14' 2" (5.78m x 4.31m)

Three windows to front aspect, with views of St John's Church and the fells beyond. Space for dining table, range of matching wall and base units with complementary worktop, integrated dishwasher, integrated fridge freezer, oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap and a radiator.

Bedroom

11' 8" x 8' 1" (3.55m x 2.46m)

Window to rear aspect with Lakeland fell views, built in wardrobe and a radiator.

Bathroom

5' 8" x 7' 8" (1.73m x 2.33m)

Bath with shower attachment, WC, wash hand basin and heated towel rail.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note:



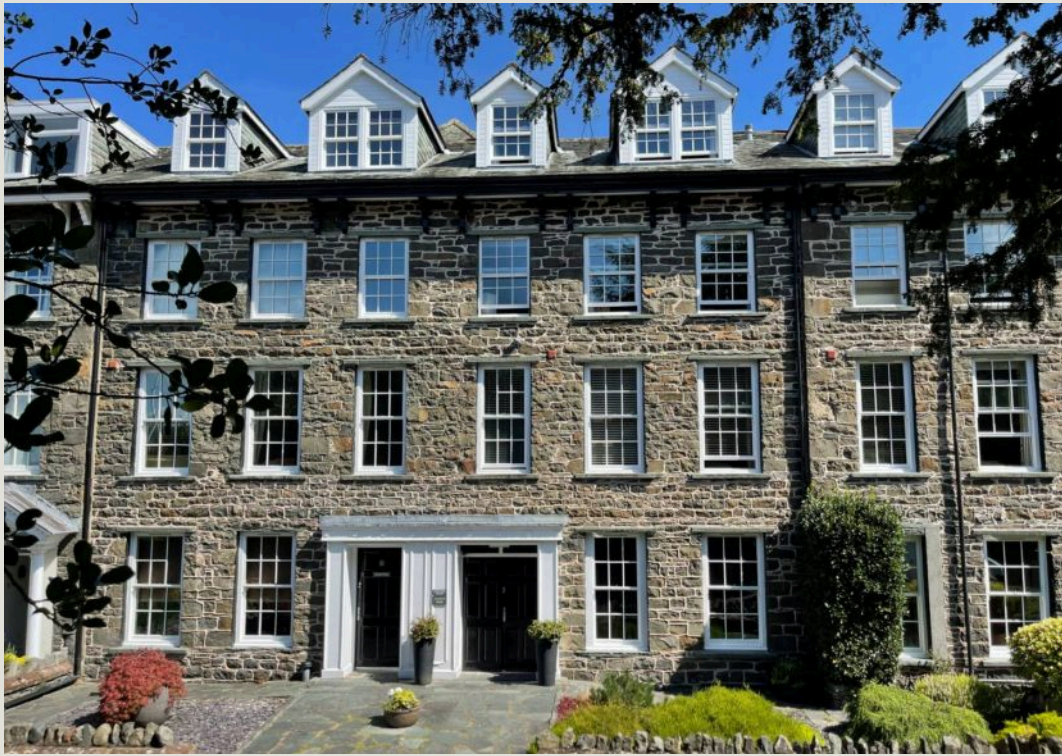


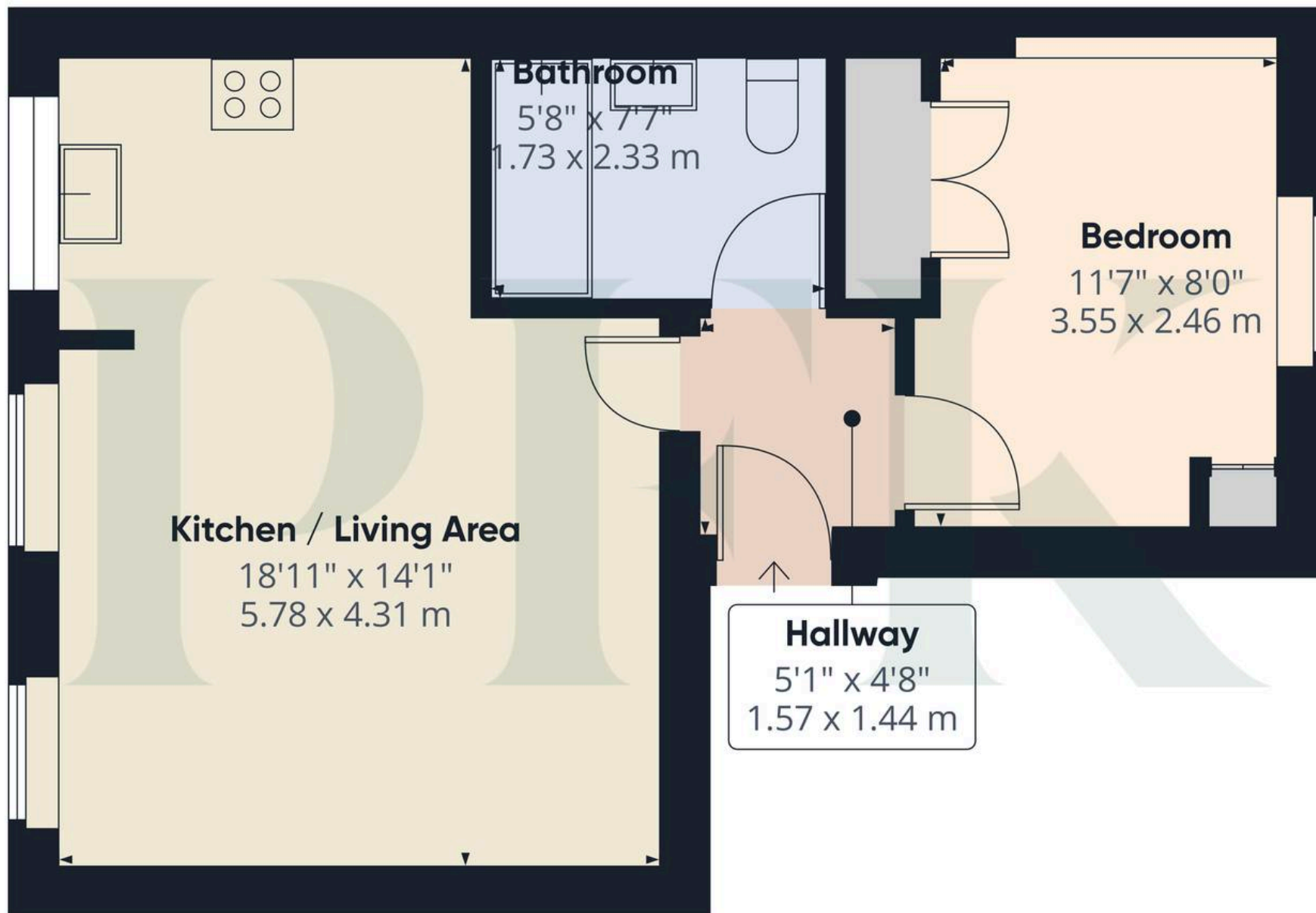
ALLOCATED PARKING

1 Parking Space

Off road at the rear of Chaucer House







Approximate total area⁽¹⁾

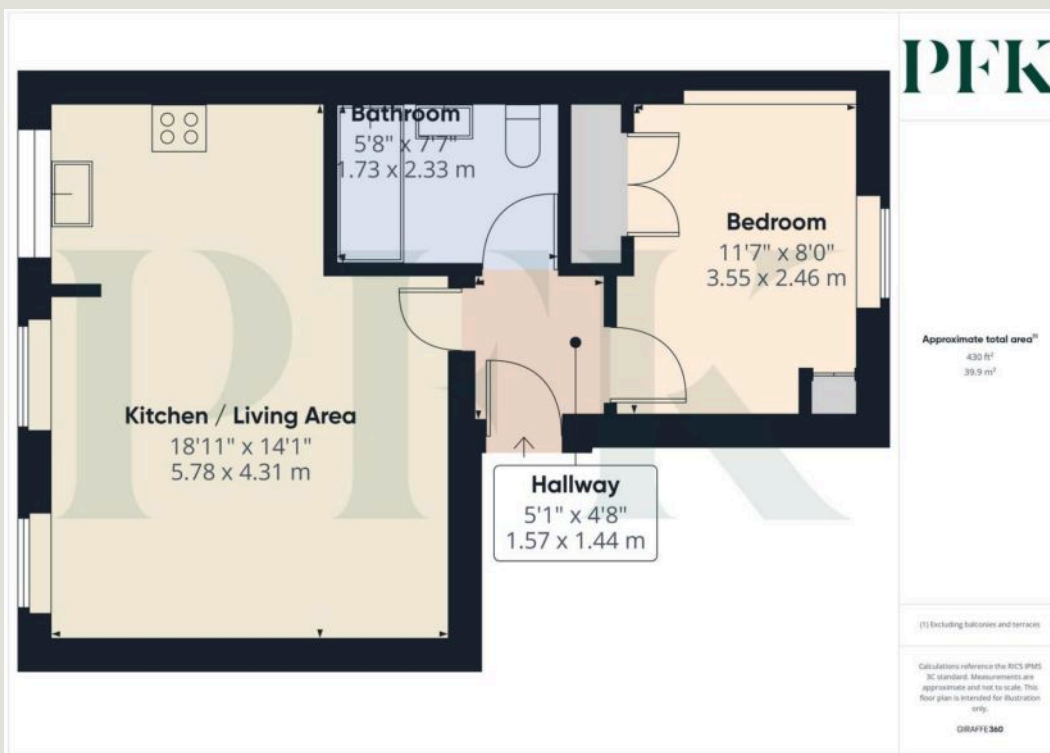
430 ft²

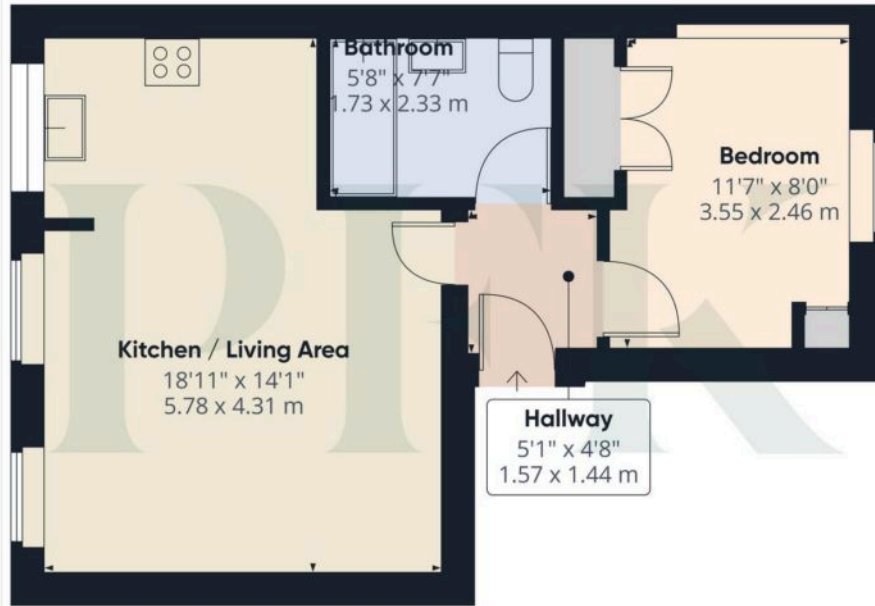
39.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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39.9 m²

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