



## Elliott Park

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

A modern self-contained second floor one bedroom apartment most conveniently situated in Keswick town centre and equally suitable as a primary home, recreational second home or for lucrative holiday rentals.

Offers over **£250,000**

### Quick Overview

Modern self-contained second floor apartment  
Most convenient location in Keswick town centre

Front view to the fells

Double bedroom

Allocated parking space

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



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Ultrafast  
Broadband  
Available



1

Property Reference: KW0546



Living Room



Living Room



Kitchen



Kitchen

## Accommodation

### Ground Floor:

#### Communal Entrance Hall

With telephone entry system.

### Second Floor:

#### Communal Landing

#### Entrance Hall

With radiator, built in cupboard.

#### Living Room

With windows to two elevations, feature fireplace including electric fire, two radiators.

#### Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, washing / drying machine, radiator.

#### Bathroom

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

#### Outside:

Allocated parking space.

#### Services

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

#### Tenure

Leasehold. 125 years from 1994.

#### Rateable Value

£1,825.

#### Service Charge

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

### Insurance

We are advised that the current annual insurance charge amounts to £1,700.

### Viewing

By appointment with Hackney & Leigh's Keswick office.

**Directions** From Keswick town centre proceed onto Main Street and turn right at the entrance road to Booths supermarket. Continue ahead onto Elliott Park where Elm Court is located.

### What3words

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### Price

Offers over £250,000 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. VAT).



Living Room



Bedroom



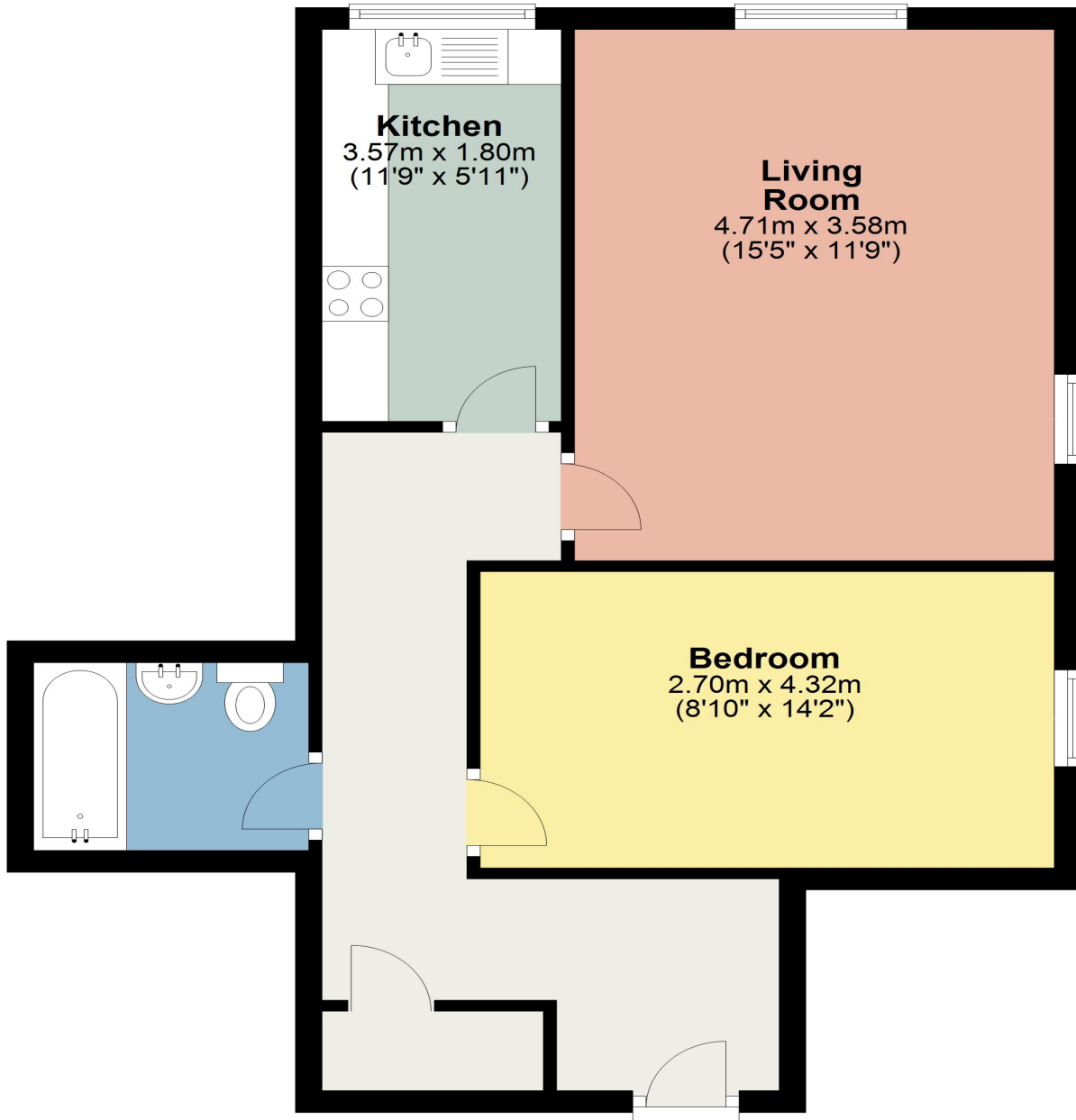
Bedroom



Grounds

# Ground Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 52.2 sq. metres (561.6 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.

## 15 Elm Court, Elliott Park, Keswick

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