



Keswick

Offers in the region of **£325,000**

Flat 3, 5 St. Johns Street, Keswick, CA12 5AP

A self-contained two bedroom second floor apartment most conveniently situated in Keswick town centre and benefiting from comprehensive refurbishment to provide luxuriously appointed accommodation with impressive contemporary style fittings.

The property is equally suitable as a primary home, recreational second home or for lucrative holiday rentals.

Internal viewing is highly recommended.



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Ultrafast
Broadband
Available

Quick Overview

Comprehensively upgraded self-contained second floor luxury apartment

Contemporary style interior fittings

Most convenient town centre location

Views to the fells

Two double bedrooms and two bath / shower rooms

Open plan living room / dining kitchen

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

Internal viewing highly recommended

Property Reference: KW0555



Open Plan Living / Dining Room / Kitchen



Open Plan Living / Dining Room / Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen

Accommodation

Ground Floor:

Communal Entrance Hall

With stairway.

First Floor:

Self-Contained Entrance Hall

With stairway.

Second Floor:

Landing

With radiator, roof window, built in cupboard including Worcester gas boiler.

Open Plan Living Room / Dining Kitchen

With recessed wood burning stove, radiator, fitted base and wall units including quartz work surfaces, island unit, sink with mixer tap, integrated induction hob, extractor unit, double oven, dishwasher, washing machine.

Utility Room

With space for tumble drier.

Bedroom One

With radiator.

En-suite Shower Room

With WC, vanity wash hand basin, large shower cubicle, heated towel rail.

Bedroom Two

With radiator.

Bathroom

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

Services

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

Tenure

The freehold of the building is owned by the management company. The apartment is held on a 999 year lease from 1989 with each leaseholder having an equal share in the management company.

Service Charge

Maintenance costs and building insurance premiums are shared between each leaseholder on a pro-rata square footage basis.

Council Tax

Band B.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Station Steet and continue onto St John's Street.

What3words

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Price

Offers in the region of £325,000.

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).



Bedroom One



Ensuite Shower Room



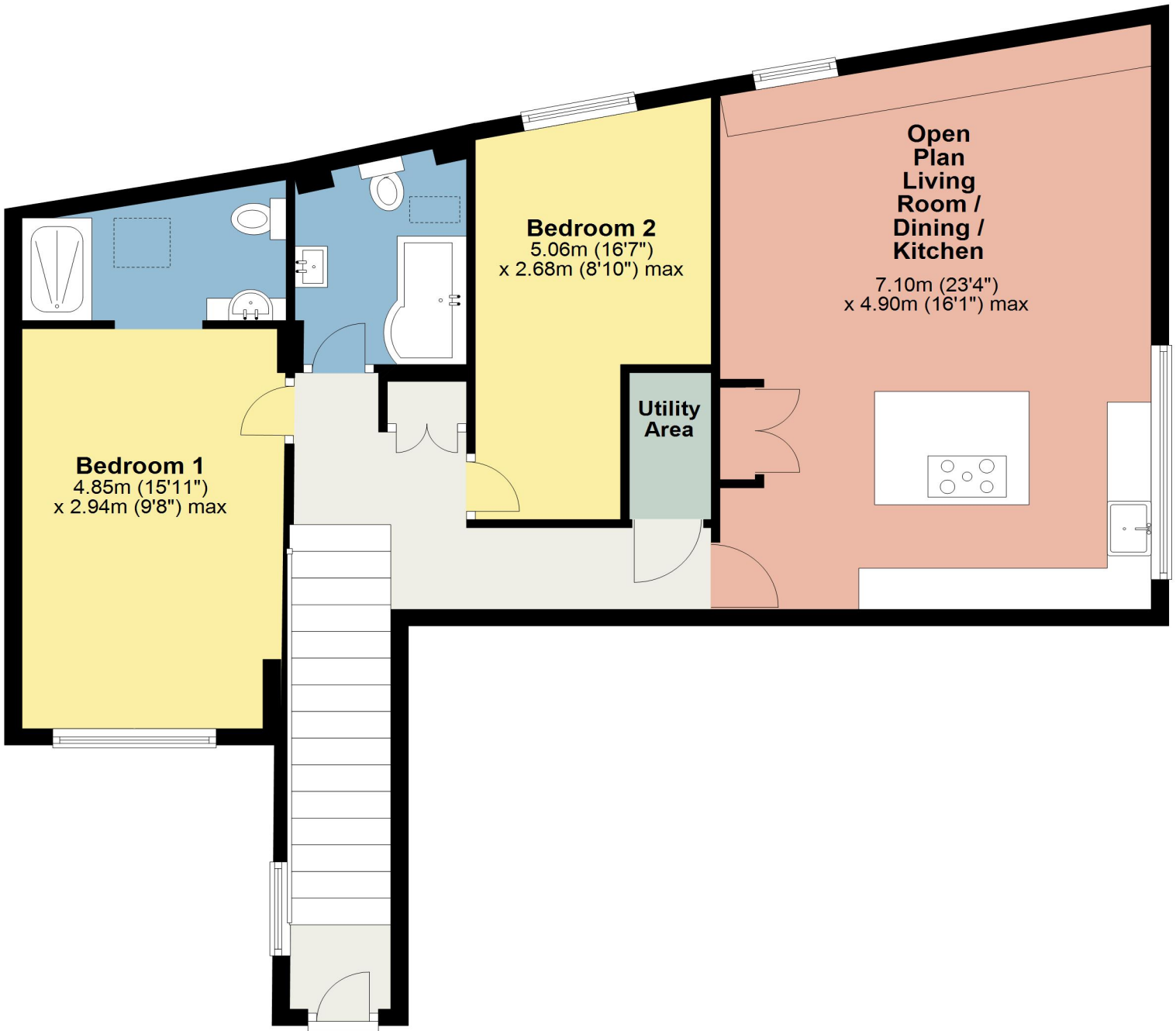
Bedroom Two



Bathroom

Second Floor

Approx. 85.8 sq. metres (923.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.0 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.

Flat 3, 5 St Johns Street, Keswick

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