

HACKNEY & LEIGH

Keswick

Offers in the region of £140,000

16 Riverside Lodge, Station Road, Keswick, Cumbria, CA12 4ND

A self-contained two bedroom lift-serviced first-floor apartment most conveniently situated in Keswick town centre with delightful views directly over the River Greta and Fitz Park.

The accommodation requires upgrading.

Occupancy of the apartment as a primary home or recreational second home is restricted to persons aged 55 or over and holiday letting use is prevented.

Quick Overview

Self-contained lift-serviced first-floor two bedroom apartment

Occupancy for residents aged 55 or over

Most convenient town centre location

Delightful views over the River Greta and Fitz Park

Upgrading of the accommodation is required

Communal on-site parking

Property Reference: KW0602

2	1	1	E	Ultrafast Broadband Available	On - Site



Living Room



Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:
Communal Entrance Hall | Communal Lift and Stairway

First Floor:
Communal Landing | Self Contained Entrance Hall | Living Room | Kitchen | Bedroom 1 | Bedroom 2 | Bathroom

Outside:
Communal Car Park

Services
Mains water, electricity and drainage. Electric heating. Welfare alarm.

Tenure
99 year leasehold from 1 September 1998. There is an annual ground rent of £210.

Service Charge
We are advised that the service charge payable to Anchor Housing amounts to £208 per month for building insurance, upkeep of the common parts, general maintenance and a sinking fund.

Council Tax
Band D.

Occupancy Conditions
Occupancy of the apartment is restricted to persons aged 55 or over and the use of the apartment for holiday letting is prohibited. The apartment can be used as a recreational second home for the owners who are aged 55 or over. Conventional rentals may be permitted with consent from Anchor Housing Association provided the tenants are aged 55 or over.

Directions
From Keswick town centre proceed from Main Street onto Bank Street and then turn left onto Station Road where Riverside Lodge is situated on the left after the row of terrace houses.

What3words
///honest.sourcing.advice

Viewings
By appointment with Hackney & Leigh's Keswick office.

Price
Offers in the region of £140,000.

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 £60 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).



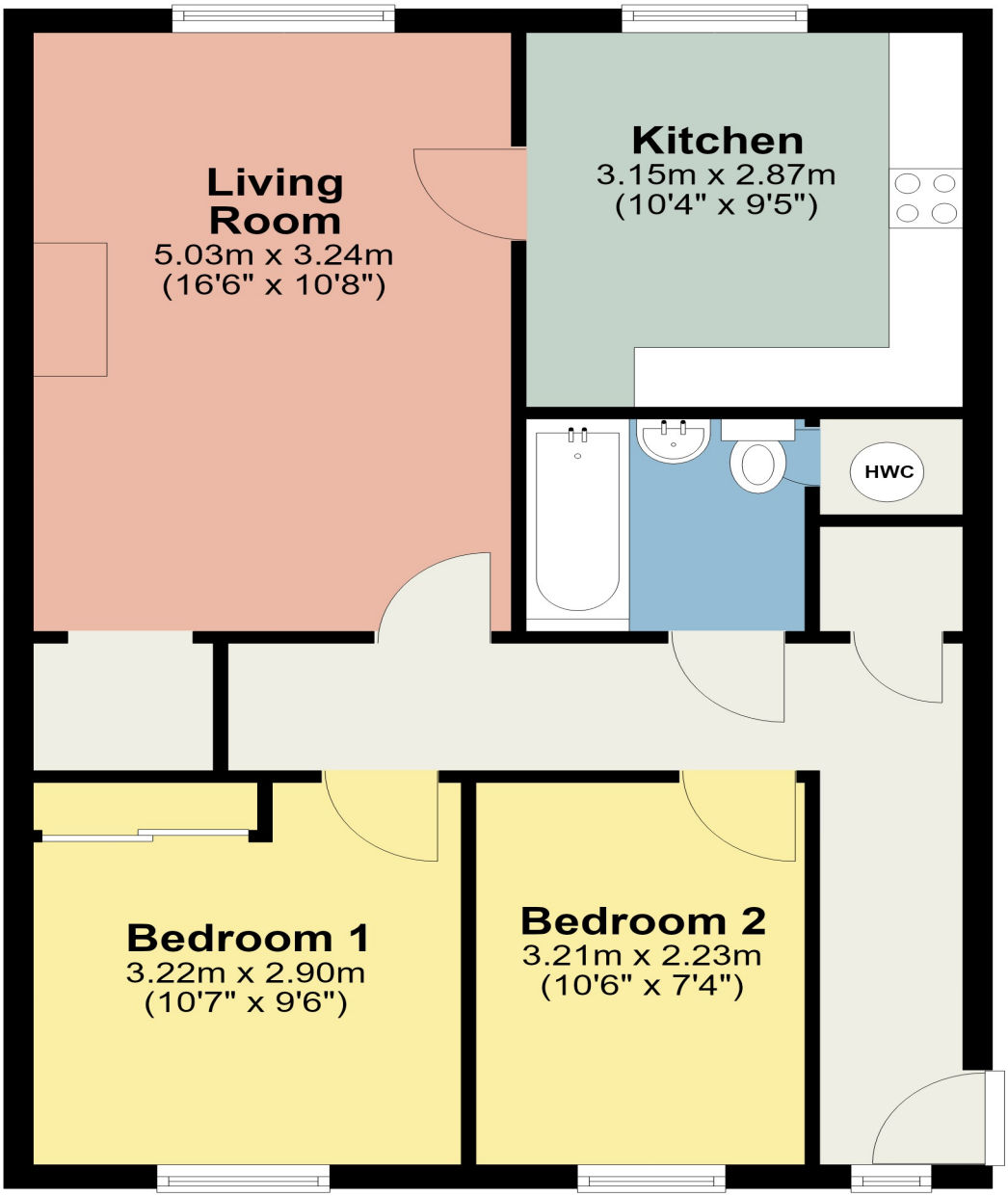
Living Room



Kitchen

Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



Total area: approx. 59.5 sq. metres (640.2 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.

16 Riverside Lodge, Keswick

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