



## Keswick

Offers in the region of **£180,000**

11b Leonard Street, Keswick, Cumbria, CA12 4EL

A most conveniently situated self-contained first floor studio apartment benefitting from comprehensive upgrading this year and providing immaculately presented accommodation ideally suitable as a recreational second home or for lucrative holiday rentals.

### Quick Overview

- Self-contained first floor studio apartment
- Side street location close to Keswick town centre
- Comprehensively upgraded this year
- Immaculately presented accommodation
- Open plan living room / bedroom
- Fitted kitchen with integrated appliances
- Luxury shower room
- Recessed off street parking bay

Property Reference: KW0512



Open Plan  
Living Room / Bedroom



1



TBC



Ultrafast  
Broadband  
Available



1



Open Plan Living Room / Bedroom



Open Plan Living Room / Bedroom



Shower Room



Parking

## Accommodation

### Ground Floor:

Shared covered external recessed parking bay, storage cupboard housing gas boiler, stairway to first floor.

### First Floor:

Communal Landing

### Entrance Vestibule

### Open Plan Living Room / Bedroom

With feature front bay window, radiator.

### Recessed Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge.

### Inner Hall

With built in cupboard including radiator.

### Shower Room

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

### Services

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

### Tenure

Leasehold 999 years from January 1996

### Council Tax

Band A.

### What3words

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### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Station Street and turn first left onto Southey Street. Turn left onto Helvellyn Street and then turn first right onto Leonard Street.

### Price

Offers in the region of £180,000.

### 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).



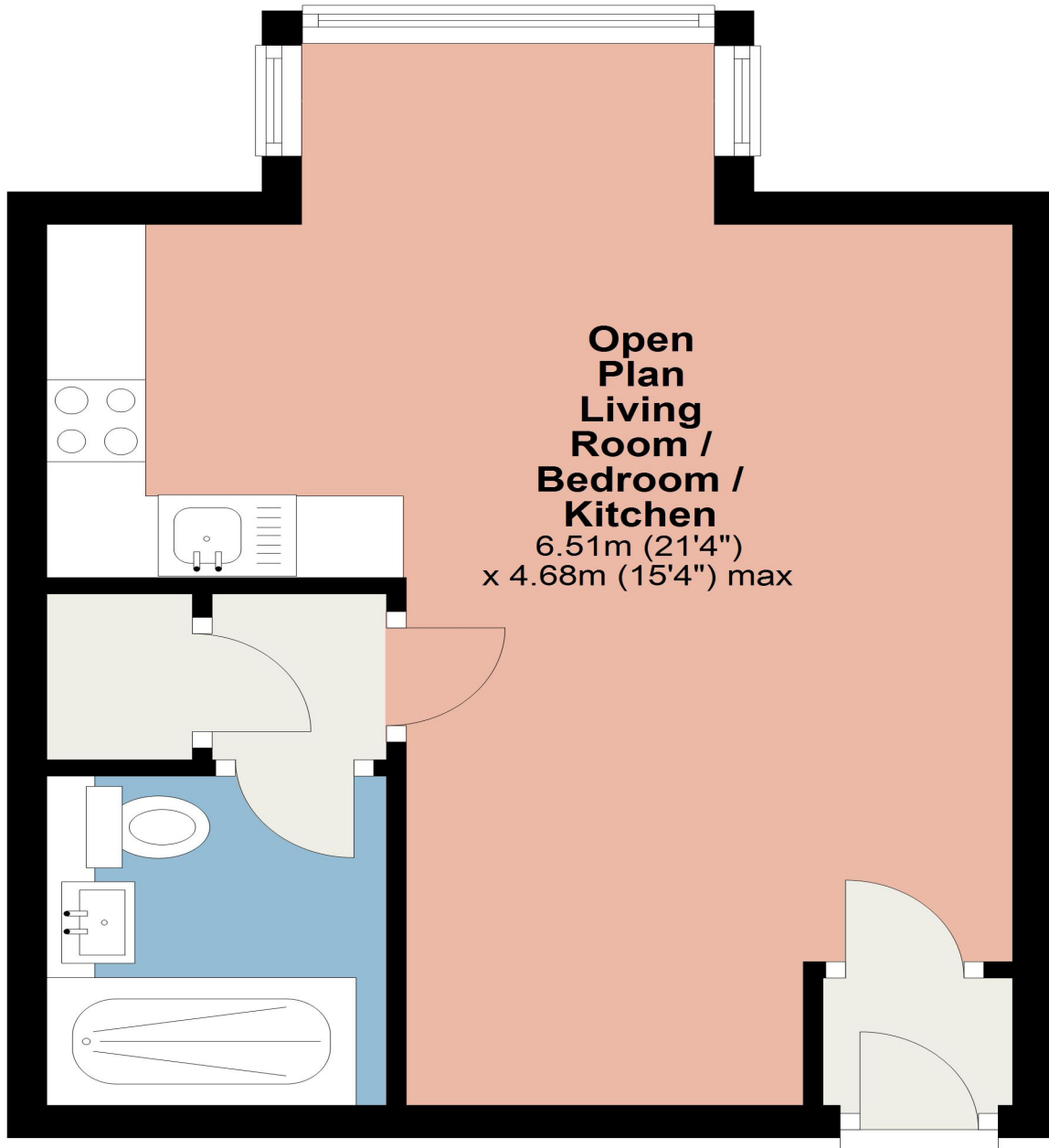
Open Plan Living Room / Bedroom



Recessed Kitchen

## First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 27.2 sq. metres (293.2 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.

**11b Leonard Street, Keswick**

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