



23 Pack Horse Court, Keswick, CA12 5JB

Guide Price **£245,000**

PFK

23 Pack Horse Court

The Property:

Situated in the vibrant heart of Keswick, this apartment offers the perfect blend of comfort, convenience and contemporary living. Well presented throughout, the property is create a turnkey home, ideal for those seeking style, practicality and an excellent base in the Lake District.

A first floor apartment enjoying the advantage of a central Keswick location, immersed in the town's bustling atmosphere while offering delightful views towards the surrounding Lakeland fells. The accommodation comprises an entrance hallway, a well appointed kitchen/dining room, a cosy living room, a bathroom and two generous double bedrooms.

Whether you're looking for a weekend retreat, a permanent residence or a holiday or long term rental investment, this apartment presents an exceptional opportunity to enjoy everything Keswick and the Lake District have to offer.





23 Pack Horse Court

Location & Directions:

The property is located in the heart of Keswick town centre. The town caters well for everyday needs with a variety of shops, supermarkets, restaurants, cafes and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake.

Directions

The property can easily be located using postcode CA12 5JB or can otherwise be found using what3words location [///unlucky.homelands.manager](https://www.what3words.com/#!/unlucky.homelands.manager)

- In the heart of the Lake District National Park
- Investment/Holiday rental potential
- EPC rating E
- Tenure: Leasehold
- Council Tax Band: Assessed for business rates
- Two bedrooms



ACCOMMODATION

Entrance Hallway

11' 8" x 3' 7" (3.56m x 1.08m)

Loft hatch, storage cupboard and a radiator.

Bedroom 1

8' 6" x 14' 4" (2.60m x 4.37m)

Window to front aspect, radiator, built in wardrobes and drawers.

Living Room

12' 4" x 14' 4" (3.75m x 4.37m)

Window to rear aspect and a radiator.

Kitchen

8' 6" x 13' 10" (2.59m x 4.22m)

Window to rear aspect, range of matching wall and base units, complementary worktop, electric hob with extractor over, oven, integrated fridge, stainless steel sink and drainer with mixer tap, space for washing machine, space for dining table and a radiator.

Bathroom

4' 10" x 7' 6" (1.47m x 2.29m)

WC, bath with shower attachment, pedestal wash hand basin and a heated towel rail.

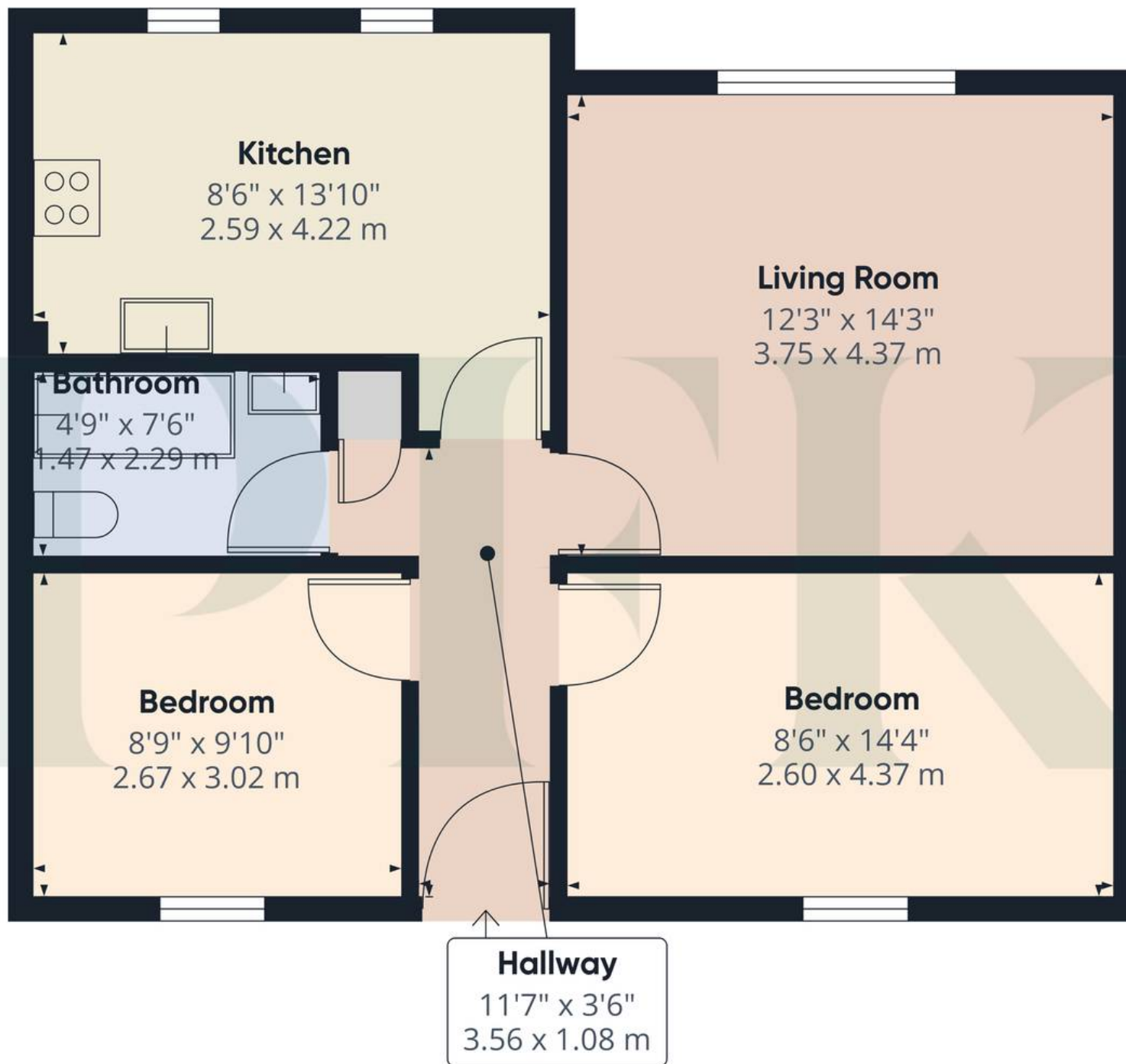
Bedroom 2

8' 9" x 9' 11" (2.67m x 3.02m)

Window to front aspect, radiator, built in wardrobe and drawers.







Approximate total area⁽¹⁾

601 ft²

55.8 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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ADDITIONAL INFORMATION

Referral Fee Disclosure

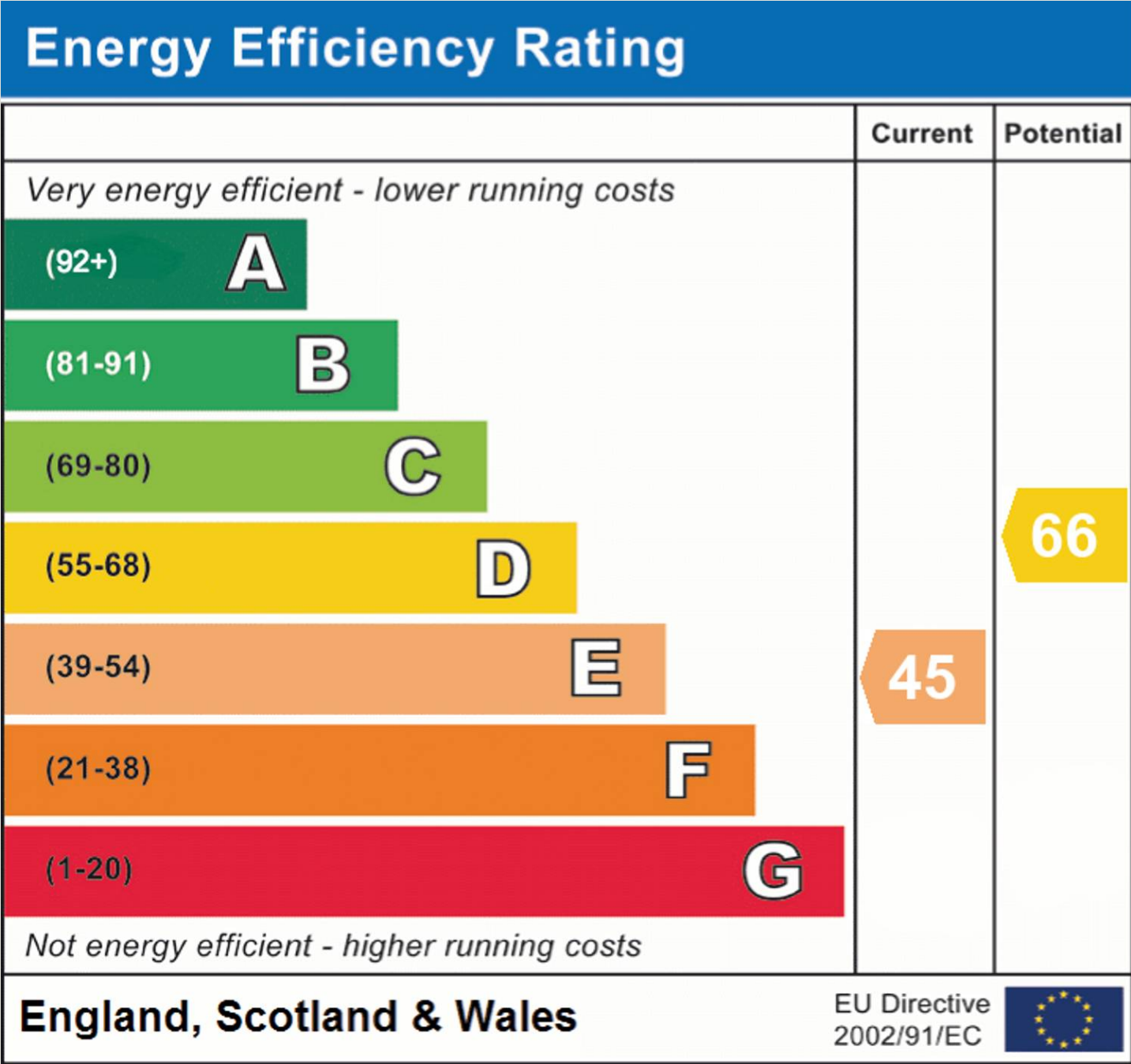
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Services

Mains electricity, water & drainage; electric slimline thermostatic radiators; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Tenure

Leasehold granted on 25th March 1990 for the length of 125 years. The vendor advises us the service charge is £144.03 per quarter. Ground rent is £50.00 per year.





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