

HACKNEY & LEIGH

Elliott Park

Offers over £245,000

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.

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

Property Reference: KW0546

1	1	1	C	Ultrafast Broadband Available	1



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 £245,000 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

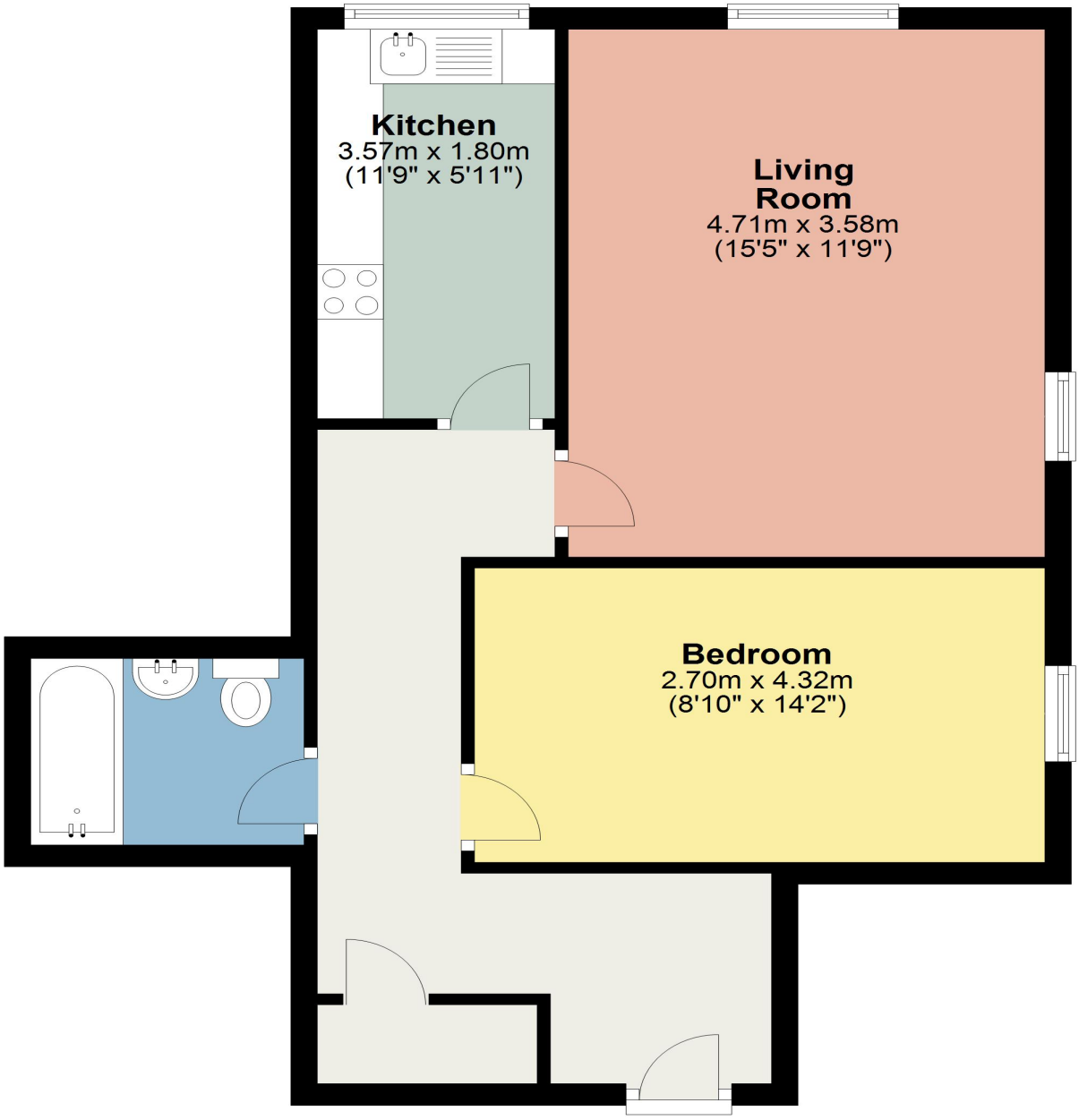

Bedroom


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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