

16 A/B/C ESKIN STREET,
KESWICK

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com

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The UK's number one property website

16 A/B/C Eskin Street, KESWICK, Cumbria, CA12 4DQ

Brief Résumé

A wonderful investment opportunity. This substantial Victorian end of terrace property was converted to three, two bedroom flats in the late 80's. All currently successfully let on Assured Shorthold Tenancies.

Description

16 A/B & C Eskin Street was originally built in 1900. The current owner bought the property in 1980 and converted it in 1989. The three flats have been successful residential lets for many years. The property is located within a quiet residential area close to the town centre, the property is conveniently located within a few minutes' easy walking distance of most local amenities.

As you approach the property, there is a Lakeland stone wall bordering the side and front. Beyond this and on the approach to the front door of Flat A is an area for parking one car. Flat A has a lovely bay window in the lounge with a kitchenette, and ample space in the entrance hall for storage. Benefitting from two bedrooms and a bathroom. Flat B & C have their own entrance to the side of the building with an internal staircase taking you to the first floor and Flat B and then the second floor and flat C. Flat B also benefits from a lovely bay window in the lounge with kitchenette, two-bedrooms, bathroom, and storage in the hallway. To the second floor is Flat C. This flat has wonderful views of the surrounding fells from the lounge/kitchen and rooftop views from the two bedrooms and bathroom.



Accommodation:

Flat A

Entrance

Front door enters in to:

Entrance Porch

Ample room for coats and boots. Part glazed door to :

Entrance Hall

Access to all rooms.

Storage Cupboard

Airing cupboard housing immersion hot water tank and header tank above. Storage for linnen.

Lounge/Kitchenette

Bay window to front. Two electric storage heaters.

Kitchen Area

Located to one end of the lounge with a mix of wall and base units with work surface. Single drainer sink and taps. Part tiled. Space for free standing elect oven and hob. Space for washing machine. Space for fridge. Window to side.

Bedroom One

Double bedroom. Window to side. Electric storage heater.

Bedroom Two

Single or twin bedroom. Window to side. Electric storage heater. Built in cupboard with shelves.

Bathroom

Bath with electric triton shower above. WC. Wash hand basin. Part tiled.



Staircase to Flats B & C

Landing

Staircase from the ground floor to first floor and second floor. Cupboard housing all electric meters. Fire alarm system for all flats. Space for washing machine. Front door to:

Flat B

Entrance Hallway

Access to all rooms. Large under stairs cupboard with light.

Lounge/Kitchenette

Bay window to front aspect. Two electric storage heaters.

Kitchen Area

Located at the end of the lounge, range of wall and base units with work surface. Single drainer sink with tap. Space for freestanding cooker, hob, and fridge.

Bedroom One

Double bedroom. Window to side. Electric storage heater.

Bedroom Two

Double bedroom. Window to front. Electric storage heater. Door to storage cupboard

Bathroom

Three-piece suite with Aqua-Tronic electric shower above bath. WC. Wash hand basin. Part tiled. Door to airing cupboard housing Immersion hot water tank with header tank above.

Stairs to Second floor. Door to:

Flat C

Entrance Hallway

Access to all rooms. Loft hatch.



Lounge / Kitchen

Large Velux window with lovely views. Internal window to hallway. Door to storage cupboard. Door to airing cupboard housing Immersion hot water tank and header tank above. Electric storage heater.

Kitchen area

Range of wall and base units with work surfaces. Single drainer sink with taps. Space for free standing cooker and hob. Space for fridge.

Bedroom One

Double bedroom. Large Velux window to front. Electric storage heater.

Bedroom Two

Double bedroom. Window to front. Views. Electric storage heater.

Bathroom

Bath with Aqua Tronic electric shower above. WC. Wash hand basin. Part tiled. Window to side. Electric towel rail.

Services

Water, electricity, and waste are all connected. Each property has their own Immersion tank and header tank for hot water. Electricity cupboard housing all electric meters is located on the first-floor landing. Fire alarm system located on the first-floor landing.

Tenure

Freehold



Mobile phone and Broadband services

		CA12 4DQ Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. The current owner is selling with tenants in situ, all are on an assured shorthold tenancy.

Council Tax

Edwin Thompson is advised by our client that the council tax band is B. The rate for 2024/2025 is approximately £1853.33



		CA12 4DQ Broadband
FTTH/FTTP		✗
Ultrafast Broadband (>=100 Mbps)		✗
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

↓ Download: 48.1 Mbps

↑ Upload: 4.5 Mbps

*Information provided by the thinkbroadband.com website.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3453107



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

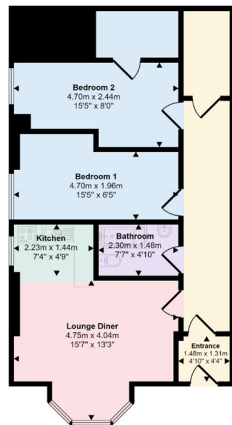
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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39-54	E	43 E	
21-38	F		
1-20	G		

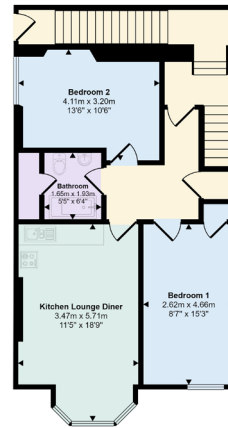
16A

16B

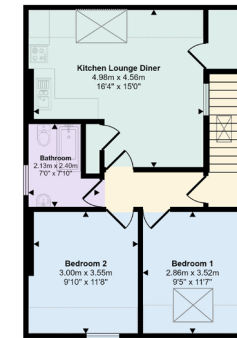
16C



Ground Floor
Approx 68 sq m / 735 sq ft



First Floor
Approx 70 sq m / 753 sq ft



Second Floor
Approx 58 sq m / 624 sq ft

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



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5. These particulars were prepared in May 2024.