

COURTYARD VIEW,
23 PACKHORSE COURT,
KESWICK

Edwin
Thompson



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Courtyard View, 23 Packhorse Court, KESWICK, Cumbria, CA12 5JB

Brief Résumé

Situated in the heart of Keswick, Courtyard View is a two-bedroom apartment located in a charming and vibrant Courtyard tucked just off Keswick's bustling Market Square. Currently used as a successful holiday let.

Description

23 Packhorse Court is situated in the heart of the Keswick town just off the main market square and has a delightful mix of independent shops, cafes, bars and eateries. The famous Theatre by the Lake and the shores of Derwentwater are a short distance away and the bus terminal is a few minutes walk where you can explore all over the Lake District National Park. The property is currently used as a successful holiday let but could also be a fabulous bolthole or primary residence.

To access the apartment, take the set of steps in between the Cheese Deli and the Card shop, at the top, turn right and walk along the landing to number 23. The front door enters to an entrance hall where all areas of the apartment can be accessed. The two double bedrooms are either side of the entrance hall and both face the rear of the property. The lounge is a lovely size with large window looking to the front of the property over the courtyard. The kitchen has a good range of wall and base units and has plenty of space for a dining table and chairs. Two

windows face the courtyard. To complete the apartment is the bathroom with bath and shower over. The property is fully double glazed and has modern electric radiators with thermostats for temperature control.

What3words - ///poses.basher.radar

Accommodation:

Entrance

Entrance from rear landing. Door to:

Entrance Hall

Space to hand coats. Access to all rooms. Electric slimline thermostatic radiator. Loft Access. Storage cupboard housing hot water cylinder. Wood effect flooring.

Lounge

A lovely light a bright room with a picture window looking to the front aspect. Electric slimline thermostatic radiator.

Kitchen

Range of modern wall and base units with contrasting work tops. Single bowl sink and drainer. Integrated fridge, electric oven and hob with extractor fan above. Space for washing machine. Two windows to front aspect. Space for table and chairs. Wood effect flooring. Electric slimline thermostatic Radiator.

Bedroom One

Double bedroom. Window to rear. Electric slimline thermostatic Radiator. Built in wardrobes and vanity unit.

Bedroom Two

Double bedroom. Window to rear. Electric slimline thermostatic Radiator. Built in wardrobes and vanity unit.

Bathroom

Bath with shower above. WC. Wash hand basin. Part tiled to walls. Ladder style electric towel rail. Wood effect flooring.

Services

Mains electricity, water and drainage. Heating is via Electric slimline thermostatic radiators. Hot water is via hot water cylinder located in the storage cupboard in the hallway.

Tenure

Leasehold granted on 25th March 1990 for the length of 125 years. The vendor advises us the Service Charge is £550.000 per annum, and Ground Rent is £50.00.

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.



Council Tax

The GOV.UK website identifies the property as “Deleted” as the property is currently designated as a business Holiday Let.

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: K3801626

Mobile phone and Broadband services

CA12 5JB 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](https://www.signalchecker.co.uk) website

CA12 5JB Broadband	
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

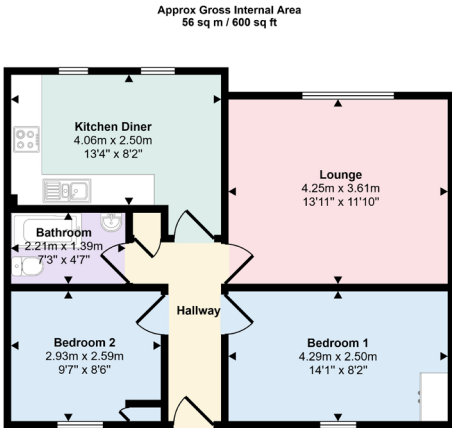
Average in CA12 5JB in the last 12 months:

⬇ Download: 34.9 Mbps

⬆ Upload: 4.7 Mbps

*Information provided by the [thinkbroadband.com](https://www.thinkbroadband.com) website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66
39-54	E	45	
21-38	F		
1-20	G		