

7E ST JOHNS TERRACE,  
AMBLESIDE ROAD,  
KESWICK

Edwin  
Thompson



Zoopla.co.uk

OnTheMarket.com

rightmove.co.uk  
The UK's number one property website

rural | forestry | environmental | commercial | residential | architectural & project management | valuation | investment | management | dispute resolution | renewable energy



# 7e St Johns Terrace, Ambleside Road, KESWICK, Cumbria, CA12 4DP

## Brief Résumé

Fantastic location opposite St John Church in a lovely position within the town of Keswick. 7E is a two-bedroom fourth floor apartment with stunning fells views and parking.

## Description

The property is situated in a popular area of Keswick, just opposite St Johns Church. Being so close to the town centre you can access Derwentwater Lake, Theatre by The Lake, and the colourful restaurant and café scene of the town all within a few minutes. The property has parking at the back for one car. This property is not able to be a holiday let. It can be a permanent home, second home or residential let.

The building was converted in 1990 to create apartments with 7e being a new addition to the top floor. The apartment features stunning views to the front and back allowing for an abundance of natural light to flood the apartment in every room.

7e is located on the fourth floor and is one of five apartments. The property is fully double glazed and has gas central heating throughout. You approach the property from the rear from Southey Street. The front door has an intercom to allow you through to a communal area with stairs up to the apartment. As you enter the main front door to the apartment, the entrance vestibule has space to hang coats and store shoes. A staircase

takes you to the landing. To your right is a galley kitchen with a large picture window to the end with stunning views over the rooftops and views of Latrigg, Skiddaw and Blencathra. The kitchen has a breakfast bar to the end that opens to the other side that is currently used as a storeroom. Returning to the hallway and into the sitting room which faces the front of the property with a picture window that has spectacular views of St Johns church, Causey Pike, Grisdale Pike and beyond. Bedroom one is a good size double with stunning views to the rear, not a bad way to start the day. Bedroom two can be found facing the front, again with beautiful views. The bathroom completes the apartment and has bath, WC and wash hand basin. To the outside at the rear is parking for one car.

## Accommodation:

### Entrance

Entrance to front door is via Southey Street, this door enters a communal area with stairs to all floors.

### Entrance Vestibule

Front door enters entrance vestibule with space to hang coats and store shoes.

## Staircase to

### Landing

Access to all rooms. Loft access. Door to storeroom open to kitchen.

### Kitchen

Galley style kitchen with range of wall and base units with contrasting work tops. Single bowl sink and drainer. Integrated oven. Space for fridge. Part tiled to walls. Radiator. Breakfast bar that is open above to the other side which is currently used for storage. Picture window with panoramic views of the local fell range that lets in a wealth of natural light.

### Sitting Room

Lovely room with large picture window facing the front of the property with stunning views. Further window to side with views of Walla Cragg. Radiator.

### Bedroom One

Double bedroom. Large window looking to the rear with amazing views. Radiator. Wall mounted Worcester combination boiler.

### Bedroom Two

Double bedroom with large window facing the front of the property with beautiful views. Radiator.



**Bathroom**

Bath. WC. Wash hand basin. Part tiled to walls. Radiator.

**Outside**

To the rear is parking for one car.

**Services**

Mains electric, gas and water. Gas fired wall mounted Worcester combination boiler located in bedroom one

**Tenure**

Leasehold. 999 years from 26/11/1990. There is a peppercorn rent and service charge is agreed annually with the other properties, for 23/24 this was £500.00

**Agent’s Note**

This property is not allowed to be a holiday let. The property can be used as a permanent home, second home or residential let. Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

**Council Tax**

Edwin Thompson is advised by our client and identifies the property to be within “Band C”. The Cumberland Council website quotes the total council tax for 2025/26 as £2221.36.



**Mobile phone and Broadband services**

CA12 4DP		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://signalchecker.co.uk) website

**Offers**

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



CA12 54DP	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 4DP in the last 12 months:

⬇ Download: 43.9 Mbps

⬆ Upload: 16.3 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.  
Based on using BT as a provider ONLY

**Viewing**

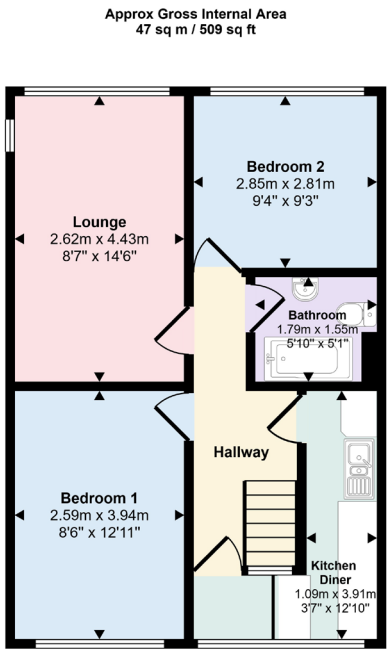
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3724036



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



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66
39-54	E	53	
21-38	F		
1-20	G		

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

**RICS**  
The mark of  
property professionalism

IMPORTANT NOTICE

- Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:
- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
  - All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
  - No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
  - No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
  - These particulars were prepared in June 2025