

7A ST JOHNS TERRACE,
AMBLESIDE ROAD,
KESWICK

Edwin
Thompson



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Zoopa.co.uk

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

Brief Résumé

Wonderful Location. Located opposite St John Church, 7a is a two bedroom lower ground floor apartment with private outside space 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 and benefits from an electric car charging point exclusively for this property. This property is not able to be a holiday let. It can be a permanent home, second home or residential let.

7a is located on the lower ground floor and is one of five apartments. Fully refurbished in 2014, the property is fully double glazed and has gas central heating throughout. As you approach the property, there are wrought iron railing bordering the boundary at the top. Go through the gate and on your right is a further gate, through there you are greeted by a lovely seating area, marked by a beautiful Acer tree. Follow the steps down to a private courtyard for seating and outside dining, this gives access to the property's private entrance. Through the front door you enter the lounge that is extremely well laid out and



has a very comfortable feel, with enough space should you wish to have the dining table in there. A feature electric fireplace is the central focal point on the wall and the ceiling has feature beams. Just off the lounge is a kitchen that is designed with country and contemporary mixed together. A lovely range of wall and base units incorporating integrated appliances and enough space for a small dining table. From the lounge you go through to the inner hall and access all other rooms. The master bedroom has wooden shutters to the windows and solid bamboo wood flooring. The second bedroom is a double and again has solid bamboo wood flooring. The bathroom has a walk in shower and is fully tiled throughout. Outside to the front is a private courtyard where you can enjoy outside drinks and dining. To the rear is a parking space and exclusive to the property is an electric car charging point.

Accommodation:

Entrance

Entrance to part glazed front door is via St Johns Terrace, down the steps to the private courtyard. Door to:

Lounge

Lovely sized room with feature electric fire to wall. Feature beams to the ceiling. Wood effect tiles to the floor. Radiator. Door to inner hall. Door to:



Kitchen

Full range of wall and base units with contrasting work-surfaces. Single drainer sink and taps. Integrated electric oven/microwave and hob with extractor fan above. Integrated fridge, slimline dishwasher and washing machine/tumble dryer. Window to front. Wood effect tile flooring. Space for small dining table. Ladder style radiator to wall.

Inner Hall

Wood effect tile flooring. Space to hang coats. Access to bedrooms and bathroom.

Master Bedroom

Double bedroom. Sliding sash window to rear with wooden shutters. Radiator. Solid wood bamboo flooring. Door to airing cupboard housing new Viessmann Combination Boiler.

Bedroom Two

Double bedroom. Sliding sash window to rear with wooden shutter. Radiator. Solid wood bamboo flooring.

Bathroom

Walk in shower. WC. Wash hand basin. Fully tiled to walls and floor. Recess in the wall. Ladder style radiator.

Outside

The property is allocated one parking space to the rear of the building and has its own car charging point. To the front of the



property just off the lounge is a private courtyard with storage under the stairs. A set of steps take you to the top seating area where there is a gate out on to St Johns Terrace.

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 2024/25 as £2124.34.

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.



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 website

CA12 4DP 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: 43.9 Mbps

↑ Upload: 16.3 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3479826



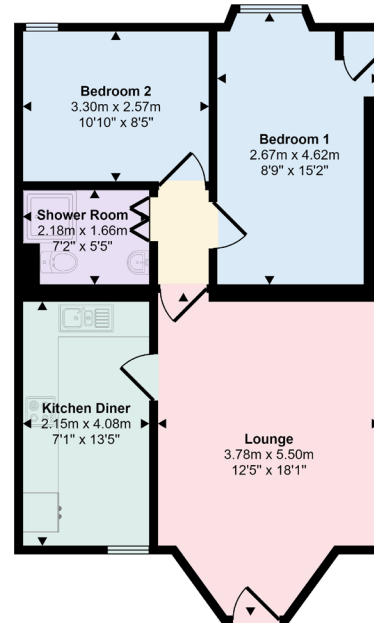
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Approx Gross Internal Area
56 sq m / 608 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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