

FLAT 3, 5 ST JOHNS STREET,
KESWICK

Edwin
Thompson



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Flat 3, 5 St Johns Street, KESWICK, CUMBRIA, CA12 5AP

Brief Résumé

Wonderful location in the heart of Keswick. This property has two bedrooms, kitchen/diner and incredibly spacious. A great place to base yourself for all the splendour The Lake District National Park has to offer.

Description

Flat 5 is located on St Johns Street, just off the main High Street, in the heart of the popular Lake District town of Keswick. Restaurants, cafes, shops and bars are on the doorstep with the cinema, the Theatre by the Lake and the shores of Derwentwater just a stone's throw away. Keswick is famous for its amazing lakes, walks, activities and stunning views. Flat 5 is currently used as a successful holiday let but can also be used as a permanent home or second home.

To access the apartment, enter through the door that gives access to Open All Hours convenience store and Vintage of Keswick. In the foyer area, a door in front of you gives access to a staircase that takes you to the first floor where along the corridor, flat 5 can be found. Entering through the front door, you are welcomed by a light and bright entrance porch where there is plenty of room to hang coats and take off muddy boots and shoes. A further door enters the hallway. On your left is bedroom one, a double bedroom with large sliding sash windows looking



to the front of the building and great built-in wardrobes. Across from this bedroom is the bathroom, a good size with bath and shower above, nicely decorated and tiled from floor to ceiling. Bedroom two is the next room, again with large sliding sash windows looking to the front, letting in an abundance of natural light, this room is also a double with built-in wardrobes. The kitchen is next, a fabulous size with large windows looking to the inner open space with a wealth of natural light pouring in. The kitchen has a full range of contemporary wall and base units and a breakfast bar. Finally, the sitting room, with high ceilings and large sliding sash windows, this room offers a lovely place to sit and relax after a hard day. This room has plenty of space to have a dining table and chairs.

The property is fully double glazed and has a combination gas boiler for heating and hot water.

What3words - ///snappy.other.homecare

Accommodation:

Entrance

Entrance is via St Johns Street. Door to:

Communal Entrance Vestibule

Stairs to first floor and front door to number 5



Entrance Porch

Large windows looking to the inner outside area. Tile flooring. Space to hang coats and leave boots and shoes.

Entrance Hall

Access to all rooms. Wood effect laminate flooring. Radiator. Loft Access

Kitchen/Breakfast Room

Two large windows looking to the inner space. Full range of modern wall and base units with contrasting work tops. One and a half bowl sink and drainer. Integrated dishwasher, electric oven, gas hob and electric extractor fan above. Enclosed fridge/freezer. Space for washing machine. Breakfast bar with four high stool/chairs. Radiator. Wall mounted Worcester combination boiler housed in cupboard.

Sitting Room/Diner

Large sliding sash window facing to the front of the building. High ceilings with coving. Radiator. Wood effect flooring. Space for dining table and chairs.

Bedroom One

Double bedroom. Two large sliding sash windows facing the front of the property. Full wall of built-in wardrobes and draws. Recess lighting. Radiator.



Bedroom Two

Double bedroom. Two large sliding sash windows facing the front of the property. Built in sliding door wardrobes with mirror front. Radiator.

Bathroom

Bath with shower above. WC. Wash hand basin. Ladder style radiator. Fully tiled to walls. Tiled to floor. Window. Door to airing cupboard.

Services

Mains electric, gas and water. Gas fired wall mounted Worcester combination boiler located in a cupboard in the kitchen.

Tenure

Leasehold. The freehold of the building is owned by the management company. The apartment is held on a 999 year lease from 1989 with each leaseholder having an equal share in the management company. Maintenance costs and insurance premiums are shared between each leaseholder on a pro rata square footage basis.

Agent's Note

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



Mobile phone and Broadband services

CA12 5AP		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

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.



CA12 5AP	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 5AP in the last 12 months:

↓ Download: 28.6 Mbps

↑ Upload: 5.2 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

Viewing

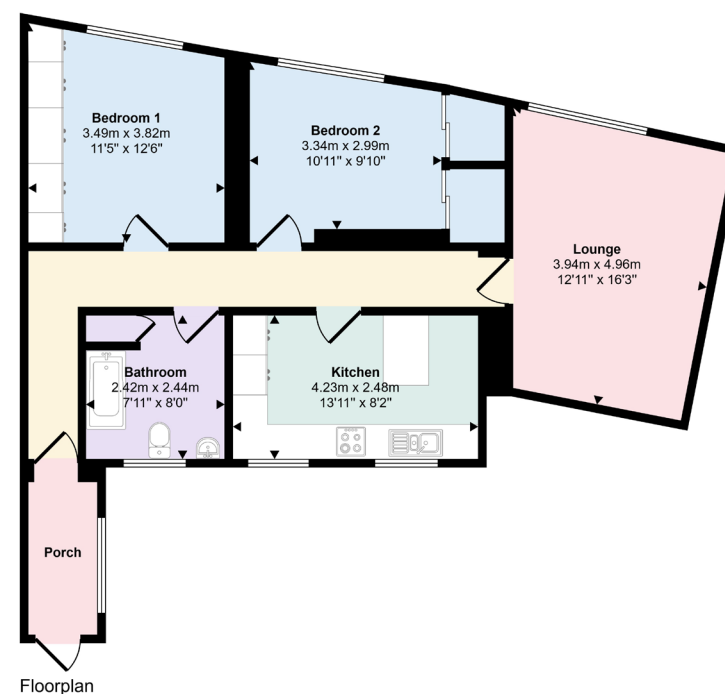
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3632774





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		



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