

**9 CHAUCER HOUSE APARTMENTS,  
DERWENTWATER PLACE,  
KESWICK**

Edwin  
Thompson



**Zoopa**.co.uk

**onTheMarket**.com



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



# 9 Chaucer House Apartments,

Derwentwater Place, KESWICK, Cumbria, CA12 4DR

## Brief Résumé

Fantastic town centre location. Apartment 9 is sited in the exclusive development of Chaucer House. Located on the first floor and having two bedrooms (both en-suite), open plan kitchen/dining and lounge, private parking and views.

## Description

Apartment 9 is one of 14 luxury apartments in the former Chaucer House Hotel. Converted in 2005 this lovely stone fronted period building is ideally located in a quiet area of the town. The property overlooks the attractive grounds of St Johns Church to the front and is a few minutes walk to the town centre or down to Derwentwater Lake and the Theatre. The property is currently used as a successful holiday let.

The apartment is generous in size and extremely attractive on first sight. There is an entrance door that takes you into a communal vestibule with stairs leading to the first floor. No 9 is located on your left. As you enter through the front door you are welcomed into a good size entrance hall where all rooms can be accessed. Following into the large open plan lounge, dining and kitchen you are greeted by the wonderful bay window overlooking the grounds of St Johns Church. This window is the focal point of the room. High ceilings allow this space to have an extremely light and airy feel. The dining area is able to accommodate a good size table, and this flows into the kitchen area. A block of base units acts as a breakfast bar and work surface and separates the two areas. The kitchen also has a very large window letting in an abundance of natural light. Equipped with all integrated appliances, the kitchen offers a good



functional space whilst still allowing you to enjoy the company of others in the lounge.

The two bedrooms are both doubles and both have en-suites, giving the option of a shower or a bath. Fine views of the fells can be seen from these two rooms. The property also benefits from a separate WC just off the main hallway. To the rear of the property is a parking area where no 9 has its own allocated space. The property is fully double glazed and has a newly installed combination boiler.

## Accommodation:

### Entrance

Entrance is via Derwent place opposite St Johns Church. Door to:

### Communal Entrance Vestibule

Post boxes for all apartments. Stairs to first floor and front door to number 9

### Entrance Hall

As you enter through the front door you are welcomed into the entrance hall that has wood flooring. Phone entry system. Radiator. Access to all rooms.

### Open Plan Kitchen, Dining and Lounge Lounge/Dining

This room is very spacious and has a fabulous large bay window facing the front of the property. High ceilings and wood flooring throughout. Ample room for sofas and chairs and equally plenty of space for a dining table and chairs. Radiator.



## Kitchen

Large window looking to the front of the property. Good range of wall and base units with granite worktops. Integrated electric oven and hob with extractor above. Integrated dishwasher and fridge/freezer. One and half bowl sink with drainer. Part tiled to walls. Base units and granite work top with suspended display cabinet above, which nicely divides this room from the dining area.

## Bedroom One

Double bedroom. Window facing the rear with views of the surrounding fells. Radiator. Wood flooring. Door to:

## En-Suite

Shower cubicle with shower above. Wash hand basin. WC. Chrome ladder style radiator. Part tiled to walls. Recess lighting.

## Bedroom Two

Double bedroom. Window to rear with views of the surrounding fells. Wood flooring. Radiator. Door to cupboard housing new Worcester combination Boiler. Door to:

## En-Suite

Bath with shower attachment. WC. Wash hand basin. Chrome ladder style radiator. Part tiled to walls. Recess lighting.

## WC

WC. Sink. Chrome ladder style radiator. Part tiled. Recess lighting.



**Outside**

The property is allocated on parking space to the rear of the property.

**Services**

Mains electric, gas and water. Gas fired wall mounted boiler located in bedroom two.

**Tenure**

Leasehold

**Agent's Note**

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

There is a no dog policy at Chaucer House.

**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.



**Mobile phone and Broadband services**

CA12 4DR Mobile Signal

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

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

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

CA12 4DR 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: 23.2 Mbps

⬆ Upload: 2.3 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.  
Based on using BT BROADBAND ONLY

REF: K3505308







Approx Gross Internal Area  
74 sq m / 793 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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 July 2024