

11C ST JOHNS STREET,
KESWICK

Edwin
Thompson



Zoopa.co.uk

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11c St Johns Street, KESWICK, Cumbria, CA12 5AZ

Brief Résumé

Great Location. Wonderful four bedroom maisonette arranged over two floors. Parking, views and outside decked area. Local Occupancy Clause Applies.

Description

11c is located in a quiet area just off St Johns Street, opposite the iconic Alhambra Cinema. To access 11c you enter under the arched way leading to a few properties. Continue down here and follow the lane to the left and 11c will become visible. The apartment is fabulously sited for easy access down to Derwentwater Lake and the vibrant centre of Keswick with all its shops, restaurants, bars and cafes as well as great primary and secondary schools. The property is subject to a Local Occupancy Clause.

The apartment is located just off St Johns Street, behind The Electric Shop. Arranged over two floors, this fabulous maisonette has lots of room to live comfortably and benefits from a small decked outside area and parking for one car. The property was built and completed in 2017 and has its own entrance on the ground floor. The front door takes you into a small entrance hall with stairs up to the first floor. From here, there is access to the second floor. The first floor comprises of two good size double bedrooms, one with walk in wardrobe. The hallway then takes you to the family bathroom and then into a wonderful



open plan lounge, dining and kitchen. The kitchen is a great size and accommodates all that is needed for a family. The lounge has a window with lovely views of the fells and a door to the decked outside area. The dining area is off to the side and can accommodate a good size dining table and chairs. The second floor has a twin bedroom and a small single/study. The property is fully double glazed and benefits from modern electric fully programmable heaters and the hot water is provided by a hot water cylinder.

Accommodation:

Entrance

Entrance to the front door is via St Johns Street, past the electric shop, under the arch. Door to:

Entrance Hall

Space to hang coats. Stairs to first floor.

First Floor Landing

Modern Electric storage heater. Space for coats and shoes. Understairs cupboard. Doors to bedrooms, bathroom and open plan lounge/diner/kitchen. Stairs to second floor.



Open Plan Lounge/Dining/Kitchen

The kitchen has a modern range of wall and base units with wood effect work surfaces. Single drainer sink with mixer tap. Part tiled to walls. Space for freestanding cooker and hob, washing machine, dishwasher and fridge/freezer. Recess lighting and under cupboard lighting.

The lounge is a lovely space with windows to the side with views and a door leading to a decked seating area. There is a chimney breast currently housing electric stove with wood surround. The dining space can accommodate a good size table and chairs. Modern electric storage heater.

Master Bedroom

Double bedroom. Two windows with views of the fells views. Modern electric panel heater.

Bedroom Two

Double bedroom. Modern electric panel heater. Window to side. Door to walk in wardrobe.

Bathroom

Bath with Triton electric shower above. WC. Wash hand basin. Wall light with power point. Fully tiled to walls. Door to airing cupboard housing Tempest hot water tank.



Stairs to Second Floor

Landing

Large storage cupboard. Doors to bedrooms.

Bedroom Three

Twin bedroom. Velux window. Under eaves. Modern electric heater. Recess lighting.

Bedroom Four/Study

Single bedroom. Velux Window. Modern Electric Panel Heater.

Outside

The property is allocated one parking space to the rear of the building. The small, decked seating area off the lounge offers fine views and space for seating.

Tenure

Leasehold 999 years, granted on completion.

Agent's Note

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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band B and for 2024/2025 is £1858.58 per annum.



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

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		✓

↓ Download: 35.4 Mbps

↑ Upload: 4.8 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

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

REF: K3481443



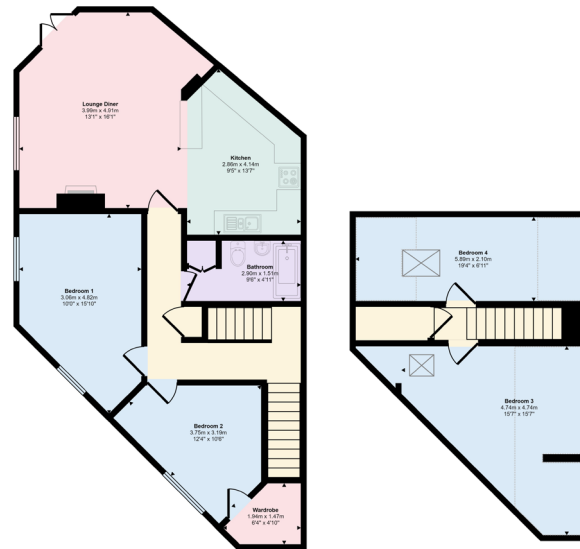
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Approx Gross Internal Area
107 sq m / 1152 sq ft



Ground Floor
Approx 71 sq m / 765 sq ft

First Floor
Approx 36 sq m / 387 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80	80
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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