

6 ST KENTIGERN CLOSE,
KESWICK

Edwin
Thompson



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6 St Kentigern Close, KESWICK, Cumbria, CA12 5PE

Brief Résumé

Deceptively spacious first floor flat. Benefitting from two bedrooms and open plan lounge, dining and kitchen. Situated centrally to Keswick town. Local Occupancy Clause Applies.

Description

6 St Kentigern is one of four flats within its block. This flat is located on the first floor and accessed by a main stair case through the centre of the block. There is nearby parking and laundry facilities for all residents. To access the property you walk through an attractive open communal space with a green and mature trees. The property is located just a short walk from Keswick main town.

As you approach the main entrance there are two flats on the ground floor, a set of stairs takes you to the first floor where number 6 is on the right hand side. Just before the front door and immediately opposite the top of the stairs is a door that takes you to a small outside balcony area for seating. There is storage cupboards by the front door. Upon entering the property to the right is a very large storage cupboard and straight ahead is the entrance to the kitchen that is open to the lounge/diner when you enter. The lounge/dining room is a good size



space with a large picture window with views to the right of the surrounding fells. A breakfast bar separates this room from the kitchen. As you enter the inner hallway you will find the master bedroom with a window looking to the front and the communal green and a second bedroom with built in wardrobes and a window looking to the rear. The bathroom is also off the inner hall and houses the hot water tank.

Accommodation:

Entrance

The main front door enters the ground floor with stairs to access the first floor landing:

First Floor Landing

Access to small outside balcony area. Storage cupboards. Front door to no 6.

Entrance Hallway

Access to large store cupboard, kitchen, and lounge/diner. Sliding doors to further storage cupboard for coats and shoes.



Kitchen

Range of wall and base units. Stainless steel single drainer sink with taps. Space for fridge/freezer, washing machine and free-standing cooker and hob, electric fan above. Breakfast bar with storage under. Window facing the rear.

Storage Cupboard

Good size space with storage shelves and power.

Lounge/Diner

This is a good size room with a large picture window facing the front with views off to the right of the local fells. Electric storage heater. Breakfast bar with kitchen beyond. Door to:

Inner Hallway

Access to bedrooms and bathroom. Loft access. Loft is large with lots of storage space and a wooden floor.

Master Bedroom

Double bedroom. Window to front.

Bedroom Two

Double bedroom. Window to rear. Built in wardrobe. Sink with taps.



Bathroom

Bath with Mira electric shower above. WC. Wash hand basin. Airing cupboard housing hot water tank. Fully tiled to walls.

Services

Mains electricity and water are connected. Hot water is via an immersion hot water tank. Heating is provided via Electric storage heaters.

Tenure

Leasehold. Held on a 125year lease dating from 1989. Ground rent is £10 per annum. Service charge varies, for 2023 it was £1,194.00.

Agent's Note

The property is subject to a Local Occupancy Clause restricting occupancy to those who have lived and or worked for the last three years in Cumbria.

The Gardens and lower ground floor where subject to flooding in 2015. This did not affect flat 6 as it is on the first floor.

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

Council Tax

We are advised by the vendor that the council tax is in Band B and for 2024/25 is £1858.80



Mobile phone and Broadband services

CA12 5PE		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 5PE		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: 31.5 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: K3367818



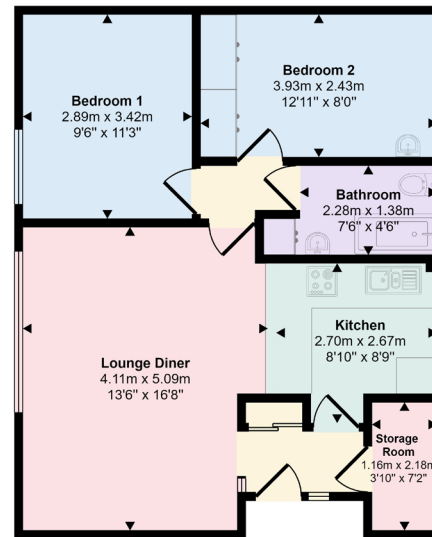
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Approx Gross Internal Area
59 sq m / 634 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Galashiels
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