

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

Edwin
Thompson



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2 Chaucer House Apartments, Derwentwater Place, KESWICK, Cumbria, CA12 4DR

Brief Résumé

Cosy and comfortable, this lovely one-bedroom lower ground floor apartment is currently used as a successful holiday let. Great location with easy level walking distance into Keswick town. Including parking space. Excellent investment opportunity.

Description

Chaucer House is situated in a very popular part of town with easy access to the town centre, the lake shore of Derwent Water and the Theatre by the Lake, just to name a few. There are 14 apartments housed in Chaucer House that was converted from a hotel in 2005. Two Chaucer House is currently used as a holiday let but is equally suitable as a second home or permanent home.

This apartment is located on the lower ground floor with the main entrance being opposite St Johns Church. There is parking for one car in an allocated parking space with access from the carpark to the

lower ground floor and the apartment.

The accommodation comprises; entrance hallway that gives access to all rooms, double bedroom, bathroom, open plan lounge and kitchen. The property is currently furnished and equipped for self-catering holidays.

Accommodation:

Entrance Lobby:

Communal entrance. Stairs to upper floors and lift. Steps down to front door. Leading to:

Hall:

Radiator. Wood flooring. Intercom for front door. Door to cupboard housing washing machine and storage. Understairs cupboard. Access to all other rooms.

Bedroom

Good size double bedroom. Double glazed window. Fitted cupboards. Radiator

Bathroom

Tiled from floor to ceiling, Shower Cubical. Bath. WC. Wash hand basin. Ladder style radiator. Recess lighting.

Open Plan lounge and Kitchen:

Full range of contemporary wall and base units with Quartz work surface and breakfast bar. Half tile splashback. Integrated fridge, freezer, single dishwasher and microwave. Electric hob and cooker. Wood flooring

The lounge area has a double glazed window facing to the rear. Wood flooring. Radiator. Door to cupboard housing Worcester combination boiler.

Outside:

Car park with allocated parking for one car



Services

All mains services connected.

Council Tax

The GOV.UK website identifies the property as “Deleted” as the property is currently designated as a business Holiday Let.

Tenure

The property is held on a 999 year lease from 2005. A management company has been established on behalf of all apartment owners. Ground rent is currently £422.00 PA and Service Charge is £1641.00 PA

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.

REF: K3365088



Mobile phone and Broadband services

CA12 4DR		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 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: 93.8 Mbps

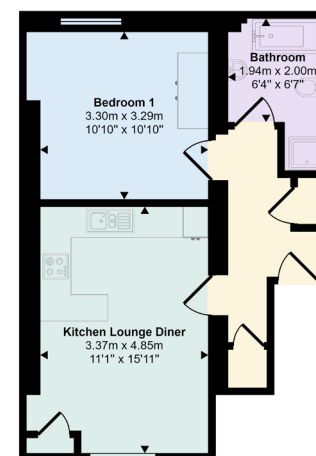
↑ Upload: 61 Mbps

*Information provided by the thinkbroadband.com website.



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

Approx Gross Internal Area
45 sq m / 481 sq ft



Floorplan

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