

CATBELLS,
22 HEWETSON COURT,
KESWICK

Edwin
Thompson



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Catbells, 22 Hewetson Court, KESWICK, Cumbria, CA12 5DW

Brief Résumé

Wonderful location in the heart of Keswick. Catbells is a two-bedroom second floor apartment benefitting from private parking and fine views of the fells.

Description

Catbells is situated in the heart of the Keswick town with an array of cafes, bars, restaurants and shops on the doorstep. The famous Theatre by the Lake and the shores of Derwentwater are a short distance away and the bus terminal is a few minutes walk and can take you all over the Lake District National Park. The property is currently used as a successful holiday let but could also be a fabulous bolthole or primary residence.

To access the apartment, no 22 is located in Cedar, a block of only six apartments. The front door takes you to a communal entrance hall with a staircase to the first and second floor. A door takes you to a shared entrance to no 21 and 22 where you can hang coats and store shoes. The front door then enters a lovely spacious entrance hall where all rooms can be accessed and has two very large storage cupboards. The lounge is situated facing the front of the property letting in an abundance of natural light with lovely views to Catbells fell and beyond. This room has ample space for soft furnishings and a dining table and chairs. The kitchen was replaced in 2022 and has a modern range of wall and base

unit, together with views of the fells. To the rear of the apartment, bedroom one is a large double and bedroom two is a good size single. The bathroom completes the property with bath and shower over. To the outside there is allocated parking for each property. The property is fully double glazed (replaced in 2022) with modern electric slimline, programable, thermostatic heaters (replaced in 2021)

What3words - [///protester.response.vote](#)

Accommodation:

Entrance

Entrance from carpark. Door to:

Communal Entrance Vestibule

Stairs to first floor and second floor.

Entrance Porch

Shared space with no 21. Space to hang coats and store shoes.

Entrance Hall

Access to all rooms. Large storage cupboard housing hot water cylinder. Further large storage cupboard with shelving. Electric slimline thermostatic heater.

Lounge

A lovely light a bright room with a picture window looking to the front and Catbells. Electric flame effect fire with slate hearth. Electric slimline thermostatic heater. Space for table and chairs.

Kitchen

Full range of modern wall and base units with contrasting work tops. Stainless steel single sink and drainer. Integrated fridge, electric oven and hob with extractor fan above. Space for washing machine. Window to side aspect with fell views.

Bedroom One

Double bedroom. Window to rear. Electric slimline thermostatic heater.

Bedroom Two

Good size single bedroom. Window to rear. Electric slimline thermostatic heater.

Bathroom

Bath with Mira electric shower above. WC. Wash hand basin. Part tiled to walls. Window to side aspect.

Services

Mains electricity, water and drainage. Heating is via Electric slimline thermostatic heaters. Hot water is via immersion hot water cylinder located in the storage cupboard in the hallway.



Tenure

Leasehold. Approximately 965 years remaining. The vendor advises us that the management company owns the freehold and each apartment has an equal share in the management company. The maintenance charge is £105 monthly. This covers the buildings insurance, servicing of the fire alarms, exterior and communal maintenance, grounds and funds to cover future works when required.

Agent’s Note

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

Pets allowed.

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 5DW		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 5DW	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 5DW in the last 12 months:

⬇ Download: 36.2 Mbps

⬆ Upload: 4.8 Mbps

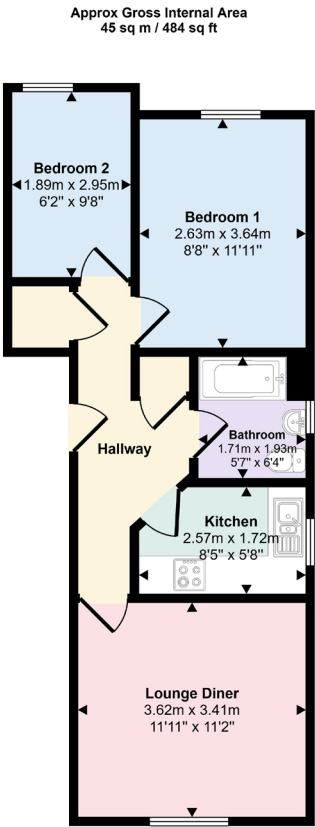
*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

REF: K3696504



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Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58	74
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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