

16 ELM COURT,
KESWICK

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



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

16 Elm Court, KESWICK, Cumbria, CA12 5NB.

Brief Résumé

Attractive two bedroomed second floor apartment in convenient location close to the town centre and amenities with private parking. Early inspection advised. No upward chain.

Description

This second-floor apartment is within the popular Elliott Park development close to Keswick town centre. The position is ideal for affording a considerable degree of privacy, yet being within a few minutes walk of a wide range of shops, restaurants, pubs, the town's principal supermarket and bus station, and many other amenities within this immensely popular tourist centre. Also close by are some of the town's delightful parks and open spaces, Derwentwater, and the famous Theatre by the Lake. The property is suited for use as a second or permanent home, or a holiday let.

The apartment offers secure accommodation arranged to provide two double bedrooms, spacious living room with views of the surrounding Lakeland Fells, modern kitchen and a bathroom, and benefits from double glazing and gas central heating. Outside each apartment has an allocated private parking space, with some visitor parking and there are communal gardens surrounding the property. A Resident's Management Company oversees buildings and ground maintenance.

The property is sold with vacant possession.



Accommodation:

Ground Floor

Entrance Hall

Secure external entrance door leads into the communal ground floor hallway with stairs off to upper floors.

Second floor

Reception Hall

Entrance door. Entry answerphone. Radiator. Store cupboard.

Living Room

Window. Radiator. Space for dining table.

Kitchen

Window. Range of wall and base units comprising cupboards and drawers in white with contrasting work surfaces. Stainless steel sink. Plumbing for washing machine. Electric hob and electric cooker. Radiator. Worcester gas-fired combi boiler. Extractor fan.

Bedroom 1

Spacious double bedroom with radiator and sealed unit double glazed sash window to the rear.

Bedroom 2

Double/ twin bedroom with radiator and sealed unit double glazed sash window to the rear.



Bathroom

Three-piece suite comprising deep panelled bath with shower above, wash basin and WC. Radiator. Extractor fan. Shaver point. Tiled walls.

Outside

Communal gardens and parking area with one parking space per apartment and some limited visitor parking spaces.



Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Services

All mains services connected.

Tenure

Leasehold, 125 years from (approximately) 1994. A Management Company oversees the maintenance of the external and common areas, and grounds etc. and a Service Charge is payable to cover those costs along with buildings insurance.

Council Tax

The GOV.UK website identifies the property to be within "Band C". The Cumberland Council website quotes the combined General / Core council tax, and Adult Social Care precept council tax totals for 2022/23 as £1,902.98. (Last updated 15th March 2023). The charges in your bill contribute towards services provided by Allerdale Borough Council, Cumbria County Council, the Police and Crime Commissioner for Cumbria and your parish or town council.

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 5NB 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 5NB 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: 37.3 Mbps

↑ Upload: 7.6 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3255207



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. 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.
2. 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.
3. 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.
4. 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.
5. These particulars were prepared in July 2023