

5 STABLEYARD APARTMENTS,  
LAKE ROAD,  
KESWICK

Edwin  
Thompson



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# 5 Stableyard Apartments, Lake Road, KESWICK, Cumbria, CA12 5BZ

## Brief Résumé

Fantastic town centre location. 5 Stableyard Apartments is a beautifully presented two-bedroom second floor apartment with lovely views of the surrounding fells. The building has a lift and there is a private parking space. This property cannot be used for holiday letting.

## Description

Apartment 5 is one of seven apartments along with two commercial properties on the ground floor. It is located on Lake Road with its central location affording immediate and easy access to the town centre, shops, restaurants, and cafes. It is within a short walking distance of the Derwentwater shores through Hope Park, and the renowned Theatre by the Lake. Other amenities include a library, cinema, post office, supermarket, independent shops, churches, schools, and museum. Access via major A-roads provides easy commutes to other well-known surrounding locations such as Grasmere, Ambleside, Windermere, Cockermouth, and Penrith (M6).

As you approach the entrance, you enter under an archway with the door to the communal entrance hall being on the right-hand side. Once inside there is a staircase to the first and second floors or you can use the lift. Upon entering no 5 on the second floor, you are greeted with a lovely lounge/dining room with large full height cupboards on your right. There is a Velux window letting in plenty of natural light and the lounge

space has a large window looking to the side of Stableyard with fabulous views of Skiddaw and the surrounding fells. Continuing to the inner hall, on your left is a well fitted kitchen, again, with large picture window showing the roof tops and fells beyond. The kitchen has a good range of wall and base units with integrated appliances. Bedroom one is a good size double, also having the advantage of lovely views. Bedroom two is a double and has a door with access to an exterior staircase down to the car park. The shower room has a large walk-in shower and is beautifully presented. Off the inner hallway is a good size storage cupboard with a wall mounted Worcester combination boiler along with hanging space for drying and storage.

To the outside there is a private car park where no 5 has an allocated space. From the carpark, continue under the arch and you are on Lake Road where all areas of the town can be found. This truly is a fantastic location. The property benefits from Gas central heating and is fully double glazed. The lease does state that the property cannot be used for holiday letting but can be a long term residential let, a second home or principal home.

## Accommodation:

### Entrance

Entrance is via an Arch Way between the The Lake Road Chapel and Nordic Outdoor shop/Wainright Pub, with a door on your right to:

### Communal Entrance Vestibule

Staircase to first and second floor. Lift access

### Lounge/Dining

As you enter the room, there are two large storage cupboards on your right. The dining space has room for a good size table and chairs with Velux window above. The lounge area has a wonderful window overlooking the chapel to the side and views of Skiddaw and the surrounding fells. Two radiators. Door to:

### Inner Hallway

Access to all rooms. Radiator. Door to storage cupboard with wall mounted Worcester boiler, hanging space for drying and storage.

### Kitchen

Large window looking to the side of the property with fantastic views of the surrounding fells. Good range of wall and base units with contrasting worktops. Single bowl sink and drainer. Integrated electric double oven and hob with extractor above. Integrated fridge. Space for Dishwasher. Tile splashback. Wood effect flooring.



### Bedroom One

Double bedroom. Window facing the side with views of the surrounding fells. Radiator.

### Bedroom Two

Double bedroom. Double glazed door to external access, further window to side. Radiator.

### Shower Room

Large walk-in corner shower unit. WC. Wash hand basin. Chrome ladder style radiator. Fully tiled to walls and floor. Wall storage cupboard. Window to side.

### Outside

The property has an allocated parking space to the rear.

### Services

Mains electricity, gas and water. Gas fired wall mounted boiler located in the storage cupboard in the inner hallway.

### Tenure

Leasehold held on a 999 year lease from Approx 1985. No ground rent as owners own a share of the freehold. Maintenance charge is based upon percentage of space owned. For no 5 the apportionment is 8.09% of the total annual maintenance charged for the 7 apartments and the shop and pub below.

### Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. Can not be used as a holiday let.



### Mobile phone and Broadband services

CA12 5BZ Mobile Signal

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage    ⚠ You may experience problems    ✗ No coverage  
5G ✗ Not yet available in this area

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

### Council Tax

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

### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



CA12 5BZ 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 5BZ in the last 12 months:

↓ Download: 85.1 Mbps

↑ Upload: 9.8 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

Based on using BT as a provider ONLY

### Viewing

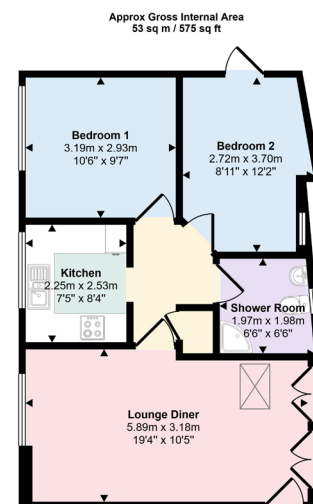
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3620807





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		



Floorplan

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