

6A ST JOHNS STREET,  
KESWICK

Edwin  
Thompson



Zoopla.co.uk

onTheMarket.com





# 6a St Johns Street, KESWICK, Cumbria, CA12 5AX

## Brief Résumé

Spacious two-bedroom first floor apartment. Fabulous town centre location in the heart of the Lake District National Park.

## Description

This apartment is conveniently located within the town centre, giving immediate access to a wide range of shops, pubs, cafés, and restaurants. Within 10 minutes walk from the property, are the town's attractive open spaces and parks, Derwentwater shore and boat landings, and the famous Theatre by the Lake. This property is equally suitable as a permanent or second home, or for residential investment purposes. The property must be viewed internally to appreciate the size of the accommodation available.

As you approach the property you enter a cobbled courtyard with steps up to the front door and into the entrance hall with space to hang coats and store shoes, a few stairs up takes you to the landing where to the right is a lovely sized open plan lounge/kitchen with vaulted ceilings, exposed beams and windows letting in lots of natural light. To the end of the lounge is the kitchen area with fitted wall and base units.



Returning to the hallway bedroom one is a double with windows facing the front, exposed beams and lots of character. Bedroom two is also a double with Velux and built in cupboard housing combination boiler. The bathroom completes the apartment with corner shower, WC and Wash hand basin.

## Accommodation

### First Floor

#### Entrance Lobby

Entrance door. Split level. Access to lounge, two bedrooms and bathroom. Storage cupboard with space for washing machine.

#### Living Room

Window to front. Two Velux to roof. Vaulted ceilings with exposed Timbers. Radiator. Open to:

#### Kitchen

Velux to roof. Range of wall and base units with contrasting work tops. Single drainer sink and taps. Electric oven. Electric hob. Cooker hood. Space for fridge.



## Bedroom One

Double bedroom. Two windows facing the front. Vaulted ceilings and exposed timbers. Radiator.

## Bedroom Two

Double bedroom. Window to rear. Velux to ceiling. Radiator. Cupboard housing combination boiler.

## Shower Room

Corner shower. WC. Wash hand Basin. Radiator. Velux to ceiling. Exposed timbers.

## Services

All mains' services connected. Central Heating and Hot Water provided by the combination boiler housed in the cupboard in Bedroom Two.

## Tenure

Edwin Thompson is informed from our client that the property is leasehold, 999 years from 1989. Peppercorn rent plus building insurance. Further information upon request.



Council Tax

Edwin Thompson is informed from our client who identifies the property as being within Band A. The Cumberland Council websites quotes payable for the year 2024-2025 as being £1,593.25.

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: K3244173

Mobile phone and Broadband services

CA12 5AX		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](https://www.signalchecker.co.uk) website

CA12 5AX	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 5AX in the last 12 months:

⬇ Download: 93.0 Mbps

⬆ Upload: 69.3 Mbps

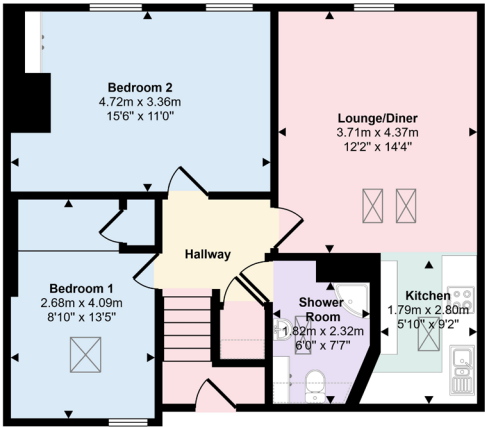
\*Information provided by the [thinkbroadband.com](https://www.thinkbroadband.com) website.  
Based on using BT as a provider ONLY





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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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

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- These particulars were prepared in May 2025