

FLAT 3, 5 ST JOHNS STREET,  
KESWICK

Edwin  
Thompson



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# Flat 3, 5 St Johns Street, KESWICK, Cumbria, CA12 5AP

## Brief Résumé

Fabulously contemporary, this two-bedroom apartment oozes elegance and charm, with stunning fell views in the heart of Keswick. Located on St Johns Street, this property has been renovated to a very high standard. Viewing is essential.

## Description

Everything about this property screams luxury from the fabulous fixtures and fittings to the contemporary style the current vendor has created. Apartment 3 is conveniently placed in the heart of the town, deceptively spacious and being on the second floor, the views are sensational with every window looking to a different fell range. The vibrant town centre is a stone's throw from the apartment and gives access to all the local amenities as well as the vivacious café and bar scene. Derwentwater Lake and the famous Theatre by the Lake are a 10 minute walk away and the Alhambra Cinema, a minute's walk up the road. The apartment has been used as a successful holiday let as there are no restrictions on occupancy.

To access the apartment a front door to the main building is on St Johns Street, a staircase takes you to the first floor where the front door can be found. Venture through this door and you enter a wonderful naturally lit staircase with solid wood banister and elegant border stair runner that sets the scene for the rest of the apartment. The landing is as refined as the rest of the property with wood effect luxury vinyl flooring that runs throughout the whole apartment and a large Velux window, above exposed wooden beams. If we start in the open plan lounge, kitchen/diner as this room is truly stunning. A large six pane picture window looks to the front of the building over the roof tops to a panoramic view of the Catbells mountain



range. The kitchen area is contemporary in style with a full range of wall and base units incorporating quartz work tops and all integrated appliances. An island sits centrally to take in the breathtaking views and is a great place to sit and entertain. The lounge with its high ceiling and exposed wooden beams has a very spacious feel and has a newly installed wood burning stove, set in to recess with tile inlay and stylish wood panel surround. A further window to the side looks out on to Walla Crag.

The master bedroom is a double with views from the bed looking to Skiddaw, again, like the rest of the apartment, this room has an air of chic with its wood effect luxury vinyl floors blending seamlessly into the ensuite with large walk-in shower and beautiful stone bowl sink sat on an attractive wooden cabinet. Bedroom two, again is a double with views to Walla Crag and beautifully created. The main bathroom is a work of genius, with fine décor panels to the walls. The bath has a waterfall shower above, and a Velux to the roof sits above an exposed wooden beam. The current vendor created a useful utility room that houses a tumble dryer and space for all the essentials. The property is fully double glazed with gas central heating

## Accommodation:

### Entrance

Entrance is via St Johns Street. Door to:

### Communal Entrance Vestibule

Stairs to first floor and front door to number 3



## Entrance Staircase

As you enter through the front door you are greeted with a newly renovated staircase that leads to the main living area. Large windows are on your left and as you travel up the stairs this blend to decorative wood panelling.

## Landing

Access to all rooms. Built in cupboard housing Worcester combination boiler and rail for outdoor wear. Velux window. Exposed wood beams. Radiator.

## Open Plan Kitchen, Dining and Lounge

### Kitchen/Dining

Large six pane window looking to the front of the property with views of Catbells and the surrounding Lakeland fells. Contemporary range of wall and base units with Quartz work tops. Integrated electric double oven, dishwasher and washing machine. Sink with filtered water taps. Central island with quartz worktop housing four hob induction hob with down draft extractor, with storage and seating.

## Lounge Area

Window to side with views of Walla Crag. High curved ceilings with exposed wooden beams. Wood burning stove set into recess with tile inlay and feature wood panel surround, extending into shelf with slate ledge. Radiator.

## Utility Room

Space for tumble dryer. Storage and shelving. Light and power

## Master bedroom

Double bedroom. Window facing the side aspect with views of Skiddaw. Radiator. Enter's into:



En-Suite

Large walk-in shower with respatex to walls. WC. Stone basin sat on wooden cabinet. Velux to roof. Ladder style radiator.

Bedroom Two

Double bedroom. Window to side aspect with views of surrounding Lakeland fells. Exposed beams. Radiator.

Bathroom

Bath with waterfall shower above. Wash hand basin housed in vanity unit. Recess into wall housing WC and fitted draws. Wood panelling to half wall. Part tiled. Ladder style radiator. Exposed beams. Velux to ceiling

Services

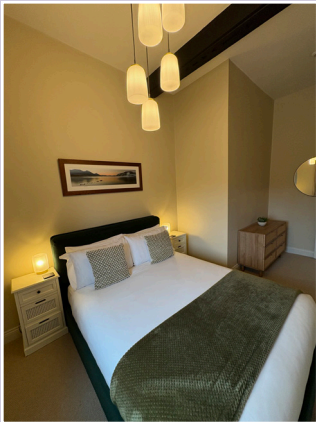
Mains electric, gas and water. Gas fired wall mounted boiler located in the cupboard on the landing.

Tenure

Leasehold. The freehold of the building is owned by the management company. The apartment is held on a 999 year lease from 1989 with each leaseholder having an equal share in the management company. Maintenance costs and insurance premiums are shared between each leaseholder on a pro rata square footage basis.

Agent’s Note

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



Mobile phone and Broadband services

CA12 5AP		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://signalchecker.co.uk) website

Council Tax

The Cumberland Council website identifies the property as being within Band B, and the total Council Tax payable for the year 2024/25 as being £1,858.80.

Offers

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



CA12 5AP	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 5AP in the last 12 months:

⬇ Download: 28.6 Mbps

⬆ Upload: 5.2 Mbps

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

Viewing

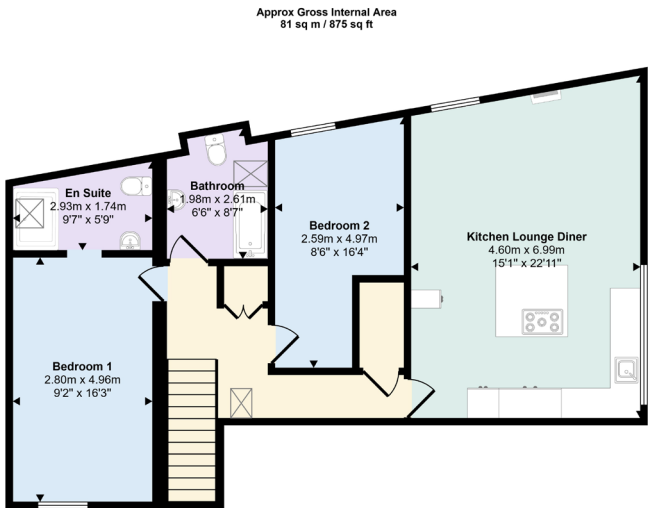
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3587928



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
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