

9 GLEBE CLOSE,
KESWICK

Edwin
Thompson



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9 Glebe Close, KESWICK, Cumbria, CA12 5QQ

Brief Résumé

Fantastic opportunity to purchase 25% share of this lovely two bedroom ground floor apartment with parking and a share of the garden. Within walking distance of the town centre. Local Occupancy Restriction applies.

Description

9 Glebe Close is located on the northwestern edge of Keswick, the property is conveniently close for easy access on foot into Keswick town centre, and for some purchasers the closeness of the very popular Keswick School will be an advantage. No 9 is a ground floor apartment in a block of four and is fully double glazed and has gas fired central heating.

To the front of the property is parking with a path that takes you to a slate pitch covered porch. The front door enters the entrance hallway. The kitchen is to your left and has a great range of wall and base units with contrasting work tops and window looking to the front of the property. The second bedroom is on the right and is a small double with large storage cupboard. To the end of the entrance hall the lounge can be found. A lovely room with large window looking to the rear gardens and a patio door giving access to the garden. Bedroom one is next and again, looks out to the rear garden and is a good size double room. To complete the apartment is the bathroom with bath and shower over.



What3words/// happily.sized.transcribes

Accommodation:

Entrance

Front door accessed from the parking bay. Pathway leads to a slate pitch covered porch. Front door to:

Entrance Hallway

Access to all rooms. Radiator. Door to storage cupboard. Laminate Flooring.

Kitchen

Full range of wall, drawer and base units with contrasting work tops. Part tiled to walls. Single bowl sink and drainer. Space for cooker and hob, fridge/freezer and washing machine. Electric fan above cooker. Window to front aspect. Radiator. Wall mounted gas combination boiler.

Lounge/Diner

Good size room with window looking to the rear garden and patio door to the rear garden area. Radiator. Space for dining table and chairs.

Bedroom One

Double bedroom. Window to rear garden. Radiator.



Bedroom Two

Small Double or large single. Window to front aspect. Radiator. Storage cupboard.

Bathroom

Bath with shower above, tiled to walls. WC. Wash hand basin. Window to side aspect. Radiator. Extractor fan.

Outside

Parking to front. To the rear are communal garden for the four apartments, separated into parts so each flat has their own space. Gate to side access.

Services

All mains services are connected. Wall mounted Gas fired combination boiler located in the kitchen.

Tenure

Leasehold. 999 years from 10th July 1998.

The property is being sold with 25% ownership. The remaining 75% is owned by Riverside Hosing Association and there is a rent to pay on this portion.

The vendor informs us the current monthly charges for the 75% owned by Riverside is £393.45 per month, and are broken down as follows:



Rent £346.28

Service Charge - £47.17

The property is subject to a Local Occupancy Clause. – Applicants must have a local connection to the area of Keswick Town Council.

All potential buyers must be approved via application to Riverside Home Ownership.

Agent’s Note

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

The property has suffered from flooding in 2015. There have been precautions taken to the property in the way of flood gates available to be placed at the front, and rear of the property.

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band B. 2024/2025 is approximately £1858.80 per annum.

Offers

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



Mobile phone and Broadband services

CA12 5QQ		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	✓	X	✓	✓
	Outdoor	✓	X	✓	✓
O2	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X
EE	Indoor	✓	X	✓	✓
	Outdoor	✓	X	✓	✓

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

*Information provided by the signalchecker.co.uk website

Viewing

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



CA12 5QQ	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 5QQ in the last 12 months:

⬇ Download: 36.9 Mbps

⬆ Upload: 8.6 Mbps

*Information provided by the thinkbroadband.com website.

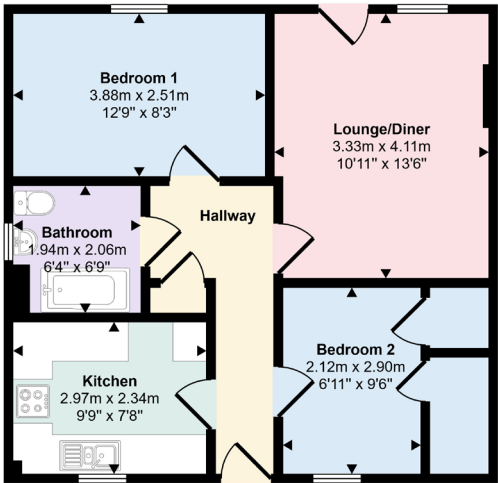
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Approx Gross Internal Area
53 sq m / 567 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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