

**APARTMENT 1, CARLTON HOUSE,  
6 SOUTHEY STREET,  
KESWICK**

**Edwin  
Thompson**



**Zoopla.co.uk**

**onTheMarket.com**



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

# Apartment 1, Carlton House, 6 Southey Street, KESWICK, Cumbria, CA12 4EF

## Brief Résumé

Generously sized two-bedroom apartment located in the centre of town. Currently used as a successful holiday let with 4\* rating. Allocated parking space. Furnished to a high standard. No upward chain.

## Description

Excellent opportunity to acquire a well-proportioned, conveniently located, easily managed town centre apartment. Carlton House is currently a successful and established holiday let with over 5 years income generated. The property is being sold fully furnished including fixtures, fittings and appliances, also, with forward bookings. The property is currently advertised with Lakelovers.

Housed in an attractive Victorian building faced in local stone, Apartment 1 can be accessed either via the side communal entrance door with entry phone system, bright hall and stairs, leading to secure internal entrance door, all on the ground floor, or a back door leading to the kitchen.

The apartment is fully double glazed and benefits from gas-fired central heating throughout. Internal space provides a comfortable living/dining room, two double/twin bedrooms, contemporary fitted kitchen and bathroom, and substantial internal hallway.



Carlton House is located on a quiet residential street just off the town centre. Keswick is the main tourist centre for the northern part of the Lake District National Park, now a World Heritage Site, and enjoys an extended season throughout the year with many established events and festivals generating further business, such as the Keswick Convention, Mountain Festival, Beer Festival, Jazz Festival, together with many outdoor sporting events. The convenient location means that all of the town's local amenities, visitor attractions, parks, Derwentwater boat landings and The Theatre By The Lake are all within easy walking distance.

## Accommodation:

Communal entrance and staircase to secure apartment entrance door.

## Hall

Access to all rooms. Entry phone. Recess lighting. Two radiators

## Living Room

Bay window to front, window to side with views of Skiddaw. Radiator.

## Bedroom 1

Window to side aspect. Double bedroom. Radiator.



## Bedroom 2

Window to side aspect. Double/twin bedroom. Radiator.

## Kitchen

2 Windows. UPVC door leading to the back of the property and the car parking space. Full range of fitted wall and base units. Integrated electric oven and induction hob, cooker hood, dishwasher, and fridge/freezer. Cupboard housing gas and electric meters and radiator. Wall mounted Baxi combination boiler.

## Bathroom

2 Windows set into recess. Luxury bathroom with contemporary fittings including bath, separate corner shower unit, wash basin and WC. Mirror. Floor to ceiling tiled walls. Cupboard housing washing machine.

## Services

All mains services are connected. A gas-fired combi boiler provides heating and hot water.

## Outside

Allocated parking space arranged with the Methodist Church next door on a long-standing basis.

## Tenure

Leasehold with part ownership of the Freehold shared with Apartments 2&3



**Agent's Note**

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

**Council Tax**

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a business Holiday Let

**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 4EF 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

		CA12 4EF 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: 75 Mbps

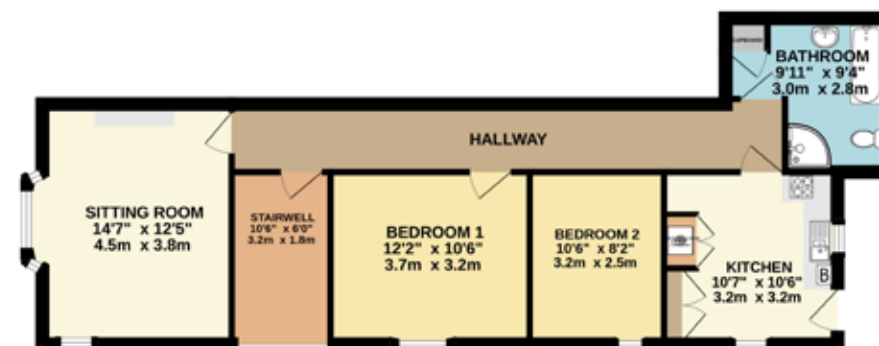
⬆️ Upload: 18 Mbps

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





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74
55-68	<b>D</b>	65	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



#### 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 December 2023