WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

1 Lakeland Court, Threlkeld, CA12 4SS



- **Ground Floor Apartment in the Lake District National Park**
- **Popular Community Village at the Base of Blencathra**
- **Living Room + Newly Fitted Kitchen**
- **Two Bedrooms + Bathroom**
- **Private Parking Space and Shed + Communal Gardens**
- **uPVC Double Glazing**
- **Modern Programmable Electric Radiators**
- **Tenure - Leasehold - 349 Years from May1975**
- **Council Tax Band - B. EPC Rating - D**

Asking price £175,000

1 Lakeland Court is a purpose built, ground floor apartment in the community of Threlkeld, just over 4 miles from centre of Keswick and at the base of Blencathra. The apartment has undergone many improvements by the current owner and has comfortable and efficient accommodation comprising; Porch, Living Room, Inner Hall, a recently fitted Kitchen, Two Double Bedrooms and a Bathroom with a shower over the bath.

There is a shared garden area to the front and rear of the building and a car park with a Private Parking Space and a Shed.

The property also benefits from uPVC Double Glazing and Modern Programmable Electric Radiators.

Location

From Junction 40 of the M6, head West on the A66 and drive for 12.2 miles. Turn right into Threlkeld and take the second left turn and keep left to the head of the cul-de-sac. Lakeland Court is on the left.

The what3words position ismotoring.tempting.choirs

Amenities Penrith

Being in the Lake District National Park and at the foot of Blencathra, this is a perfect location for those wanting quick and easy access to the fells and being between Penrith and Keswick, both towns are within easy reach. In the village of Threlkeld there is an Infant/Primary School, a Church, a Village Hall and 2 Public Houses. Main facilities are found in Keswick, 4 miles and Penrith 13.5 miles.

Keswick is a popular tourist destination and has a Senior School, a Theatre, a Supermarket as well as a wide range of Independent Shops, Pubs and Restaurants.

All main facilities are in Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre (with swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre) as well as golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by modern programmable electric radiators.

Tenure Leasehold

The property is leasehold. The vendor informs us that there is a 349 year lease from Ma7 1975. The ground rent is £5 pa with a service charge of £45 per calendar month which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company.

The council tax is band B

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Porch

Being open into the;

Living Room

Having a modern programmable electric radiator, a telecoms point and a large uPVC double glazed window to the front overlooking the shared gardens. A panel door opens to the;

Inner Hall

Having a modern programmable electric radiator and doors off to the bedrooms, bathroom and;

Kitchen

Fitted with a range of wood grain effect shaker style wall and base units with an oak effect work surface incorporating a composite single drainer sink with mixer tap fed by an in-line instant hot water system. There is a built-in Bosch electric oven, a ceramic hob with ceramic splashback and stainless steel cooker hood, an integral fridge and there is a washing machine included in the sale. There is a modern electric radiator and a uPVC double glazed window faces to the rear with a view to the fells.





Bedroom One

Having a modern programmable electric radiator and uPVC double glazed window to the rear with a view to the fells.



Bedroom Two

There is a modern programmable electric radiator and the uPVC double glazed window to the front.



Bathroom

Fitted with a toilet, wash basin and panelled bath with an electric shower over. The walls are fully tiled, there is an electric heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

To the front of the building is a shared garden area to lawn with a shrub/hedge border.



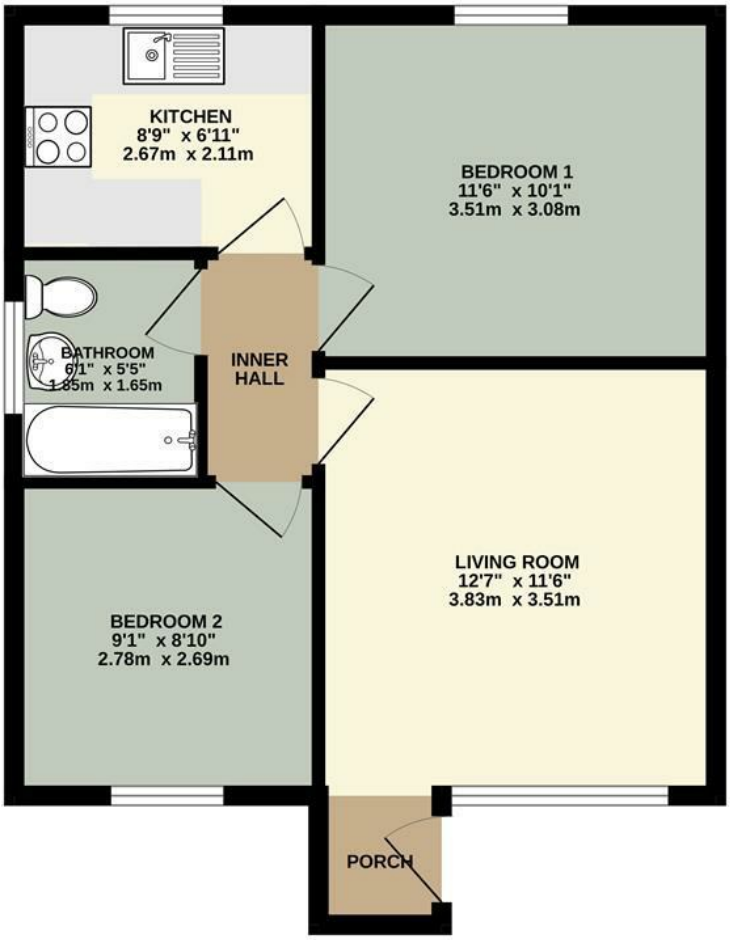
A drivewya leads along the side of the apartment building to the rear where there is a shared car park having an allocated parking space for number 1 and a wooden garden shed.



A further shared garden to lawn is to one side of the car park and where there is the right to have a clothes line.

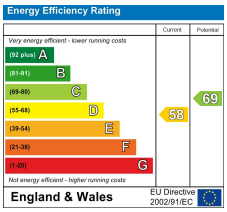


GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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