
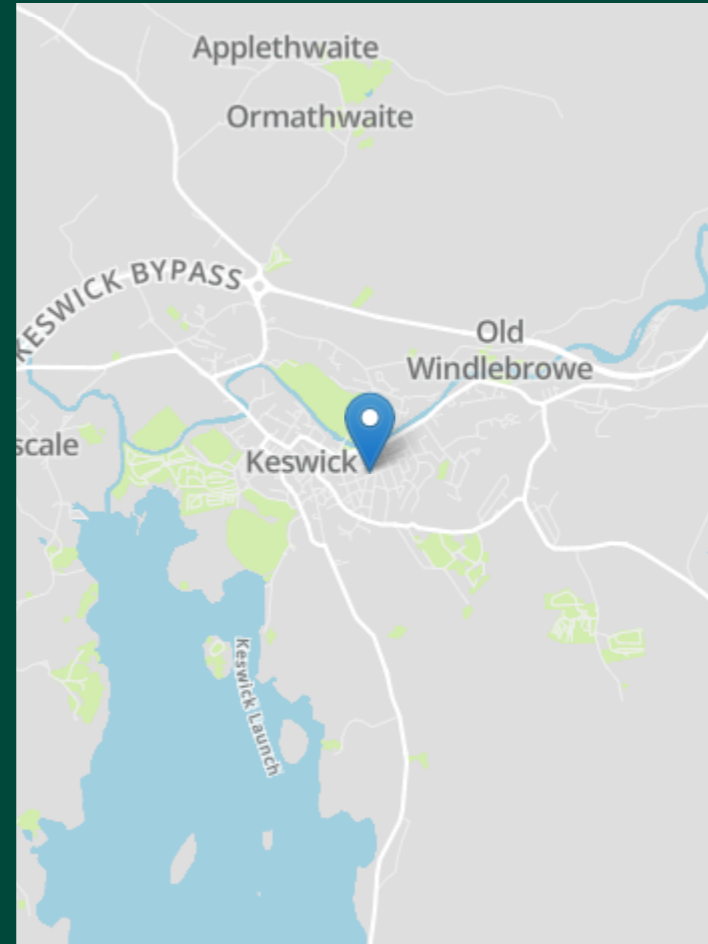


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





Floor -1



Floor 0



Approximate total area*
1172.65 ft²
108.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360




12 Helvellyn Street, Keswick, Cumbria, CA12 4EN

- 3 beds & 2 baths
- Leasehold
- Successful holiday let
- Own private entrance
- Council tax - Assessed for business use
- EPC rating E
- Luxury maisonette
- High ceilings & character features

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



 017687 74546

 keswick@pfk.co.uk

 www.pfk.co.uk

LOCATION

Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, a leisure pool, museum, cinema and the much respected Theatre By The Lake. The property is located in a popular residential area, within a short walk of the town centre and set amongst some spectacular scenery.

PROPERTY DESCRIPTION

A beautifully presented maisonette, light and spacious with original Victorian features, such as the high ceilings and stone facade. The property is on the corner of Helvellyn Street and Leonard Street, the large sitting room particularly benefits from this having two box bay windows. There is a good sized private entrance hallway that is not shared, kitchen/diner, double bedroom and bathroom on the ground floor. The lower ground floor has a further two double bedrooms, large hallway making a good cosy snug area and a bathroom with a double shower cubicle, all having natural light from windows front and rear. One of only three apartments within the original building and only a five minute walk from the town centre, this property needs to be viewed to be fully appreciated.

ACCOMMODATION

Entrance Hallway

4.69m x 1.09m (15' 5" x 3' 7") Stairs to lower ground floor and a radiator.

Living Room

3.88m x 5.24m (12' 9" x 17' 2") Dual aspect box bay windows to front and side, radiator, feature fireplace with gas fire, marble surround and tiled hearth, high ceiling with ceiling rose and coving.

Kitchen

3.42m x 4.36m (11' 3" x 14' 4") Box bay window to front aspect, a range of matching wall and base units, complementary worktop, tiled splashback, gas hob with extractor over, oven, integrated fridge freezer, integrated dishwasher, ceramic sink and drainer with mixer tap, integrated washing machine and a radiator.

Inner Hallway

Obscured window to rear aspect and a radiator.

Bathroom

2.35m x 1.41m (7' 9" x 4' 8") Obscured window to rear aspect, shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

Bedroom 1

3.40m x 2.65m (11' 2" x 8' 8") Window to front aspect, fitted cupboard and a radiator.

LOWER GROUND FLOOR

Landing

1.66m x 2.37m (5' 5" x 7' 9") Large understairs cupboard.

Bedroom 2

3.46m x 4.50m (11' 4" x 14' 9") Dual aspect box bay windows to front and side and a radiator.

Inner Hallway/Snug

3.07m x 1.89m (10' 1" x 6' 2") Box bay window to front aspect and a radiator.

Bathroom

3.04m x 1.68m (10' 0" x 5' 6") Obscured window to rear aspect, WC and wash hand basin set in vanity unit, contemporary bath with claw feet, double shower cubicle with mains shower and a heated towel rail.

Bedroom 3

3.14m x 3.61m (10' 4" x 11' 10") Window to rear aspect and a radiator.

EXTERNALLY

Outside is a paved area with feature stone seating and low slate stone boundary wall.

ADDITIONAL INFORMATION

Tenure

The lease is 999 years from 1st October 2005. The three apartment owners have a share of the freehold which is held in a limited company and a joint account is set up for buildings insurance and external maintenance.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head right along Southey Street. Take the third turning on the left on to Helvellyn Street where the property can be found on the right hand side on the corner of Leonard Street.

