

**FLAT 15 RIVERSIDE LODGE,
STATION ROAD,
KESWICK**

Edwin
Thompson



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Flat 15 Riverside Lodge, Station Road, KESWICK, Cumbria, CA12 4ND

Brief Résumé

A comfortable, well-presented two bedroomed apartment in a popular riverside development. Lovely outlooks over the River Greta, Fitz Park and the fells beyond. Conveniently close to Keswick town centre. For residents over 55 years of age.

Description

Riverside Lodge is a purpose-built development of nineteen apartments, constructed in 1989 and professionally managed by Anchor Hanover. Services include visiting management staff, a community alarm system, and a lift to service all floors. Residents must be over 55 years of age. Riverside Lodge is ideally located close to the town centre and within easy level walking distance of most local amenities, as well as being directly opposite the delightful open spaces within Fitz Park which offers recreational facilities such as tennis and bowls. The Cricket Club and Football Club are within easy reach within the park.

As you enter the apartment, a hallway gives access to all rooms. Coats and shoes can be stored in the large storage cupboard. To the front of the property bedroom one is a good-size double with a wall of built-in wardrobes. Bedroom two is a good-sized single with large walk-in cupboard with shelving and hanging rail. To the rear of the property is the lounge/diner with a large picture window looking over the river to the park and stunning fells of

Latrigg and Skiddaw. The kitchen is a great size with a full range of modern wall and base units and a further picture window looking to the park. To complete the property is a modern shower room with large walk-in shower and linen cupboard housing hot water tank. The apartment has slimline electric panel heaters in every room with thermostats and emergency 24-hour call line facility. There is ample private parking to the rear for use by the residents.

What3words/// embers.grading.outbound

Accommodation:

Communal Entrance

Stairs to second floor. Lift.

Entrance

From the lift, proceed along the corridor and no. 15 can be found near the end and by the fire escape. Door To:

Hallway

Access to all rooms. Large storage cupboard. Loft hatch. Slimline electric panel heater.

Lounge/Diner

Lovely light and bright room with large picture window looking to the park and fells beyond. Slimline electric panel heater. Part glazed door to:

Kitchen

Full range of modern wall, drawer and base units with contrasting work tops. Stainless steel single bowl sink and drainer. Tile splashbacks to wall. Integrated NEFF electric oven with NEFF induction hob and extractor above. Space for freestanding fridge/freezer, washing machine, tumble dryer and slimline dishwasher. Recess lighting. Large window looking to the park, Latrigg and Skiddaw.

Bedroom One

Double bedroom. Window looking to the front aspect. Slimline electric panel heater. Built-in wardrobe with sliding mirror doors.

Bedroom Two

Good sized single bedroom with window looking to the front aspect. Slimline electric panel heater. Door to large walk-in cupboard with shelving and hanging rail.

Shower Room

Large walk-in shower. WC. Bidet. Wash hand basin. Respatex and tiled to walls. Recess lighting. Chrome ladder style radiator. Door to airing cupboard housing hot water cylinder.

Agent's Note

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



Qualifications for residency are that residents must be over the age of 55.

Services

Mains electricity, water and drainage are connected. Electric water heating supplied by hot water tank in airing cupboard. Space heating is provided by electric slimline panel heaters; each room has its own thermostat. The flat is equipped with an emergency 24-hour call line which may be activated from individual rooms. A lift serves each floor of the building, and an integrated fire alarm system is installed.

Solar Photovoltaic Panels

The energy generated is fed into the grid via a Feed-in-Tariff. This provides an income of approximately £700-£800p.a.

Council Tax

The Cumberland Council website identifies the property as being within Band ‘D’, and the total Council Tax payable for the year 2025/26 as being £2221.36.

Tenure and Service Charge

We are informed that the apartment is held on a 99-year Lease from 1998. A Ground Rent is payable, currently £105 every 6 months, and a Service Charge of £208 per month is payable to cover the cost of common services, including maintenance and buildings insurance.



Mobile phone and Broadband services

CA12 4ND		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 website

Offers

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



CA12 4ND		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 4ND in the last 12 months:

⬇ Download: 16.2 Mbps

⬆ Upload: 3.6 Mbps

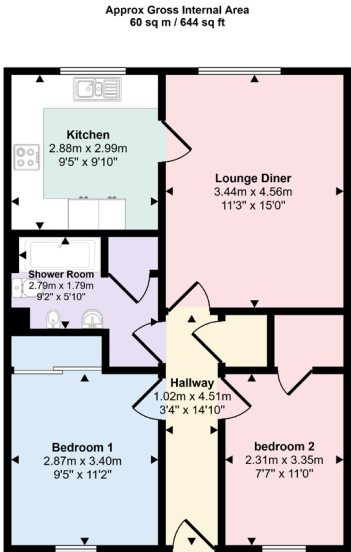
*Information provided by the thinkbroadband.com website.

Viewing

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

REF: K3819640





Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		