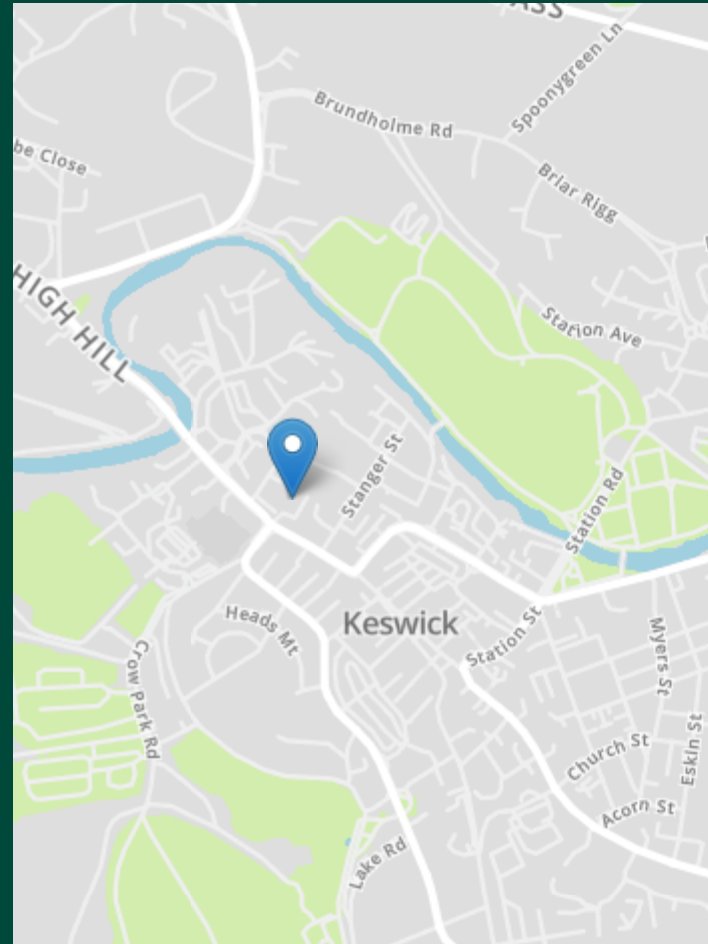


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	67	75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*

517.85 ft²
48.11 m²

(*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Flat 11 Hewetson Court, Main Street, Keswick, Cumbria, CA12 5DW

- EPC rating D
- Second floor apartment
- Tenure: leasehold
- Lakeland fell views
- Council Tax: Assessed for business use
- No onward chain

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;
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www.pfk.co.uk

LOCATION

The property is in the heart of Keswick town centre and the Lake District National Park. Access via major A roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

PROPERTY DESCRIPTION

A well maintained, second floor purpose built apartment with lovely surrounding Lakeland Fell views. Located only a short walk away from the town centre, and is a great starting point for many walks. The accommodation briefly comprises an entrance hallway, kitchen, sitting/dining room, two good sized bedrooms and a separate bathroom. All set in a convenient and sought after location being close to the town centre, yet surprisingly tranquil. The property is currently a successful holiday let, but would be equally suitable as a second home or investment opportunity. All fixtures and fittings are included in the sale price and an inventory can be available upon request.

ACCOMMODATION

Entrance Hallway

6.64m x 0.89m (21' 9" x 2' 11") Fitted cupboards and a storage heater.

Kitchen

2.98m x 1.77m (9' 9" x 5' 10") Window to front aspect enjoying Lakeland Fell views, a range of matching wall and base units, complementary worktop, stainless steel sink with mixer tap, space for washing machine, oven with extractor over, tiled splashback and fridge freezer.

Bathroom

4.50m x 2.79m (14' 9" x 9' 2") WC, wash hand basin, bath with electric shower over and a heated towel rail.

Bedroom 1

4.50m x 2.79m (14' 9" x 9' 2") Window to side aspect, velux window and a storage heater.

Bedroom 2

3.08m x 1.99m (10' 1" x 6' 6") Window to side aspect and electric heater.

Living/Dining Room

3.79m x 3.55m (12' 5" x 11' 8") Window to front aspect, space for a dining table and storage heater.

Outside

Allocated parking space at the front of the apartments.

ADDITIONAL INFORMATION

Tenure

The property is leasehold with a term of 999 years from 16th January 1992, and the owner of the property also benefits from a share of the freehold of the site. The service charge is £95 per month which covers any outside decoration, maintenance of communal areas and buildings insurance, all administered by an in-house management company.

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; Emma Harrison Financial Services – 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 electricity, water and drainage. Electric heating installed. Telephone line installed subject to BT regulations. 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 the Keswick office, turn left then follow the road through the main centre of Keswick town. Continue after the traffic lights to the mini roundabout. Upon reaching the roundabout bear right and the entrance for Hewetson Court is straight ahead. This property can also be accessed without going through the communal entrance by way of a wooden gate at the left of the gable end immediately on entering the site.

