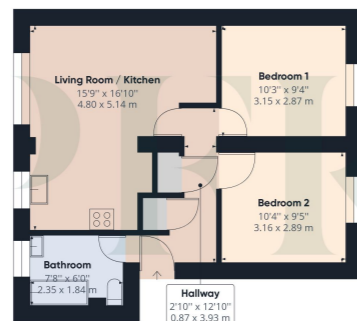
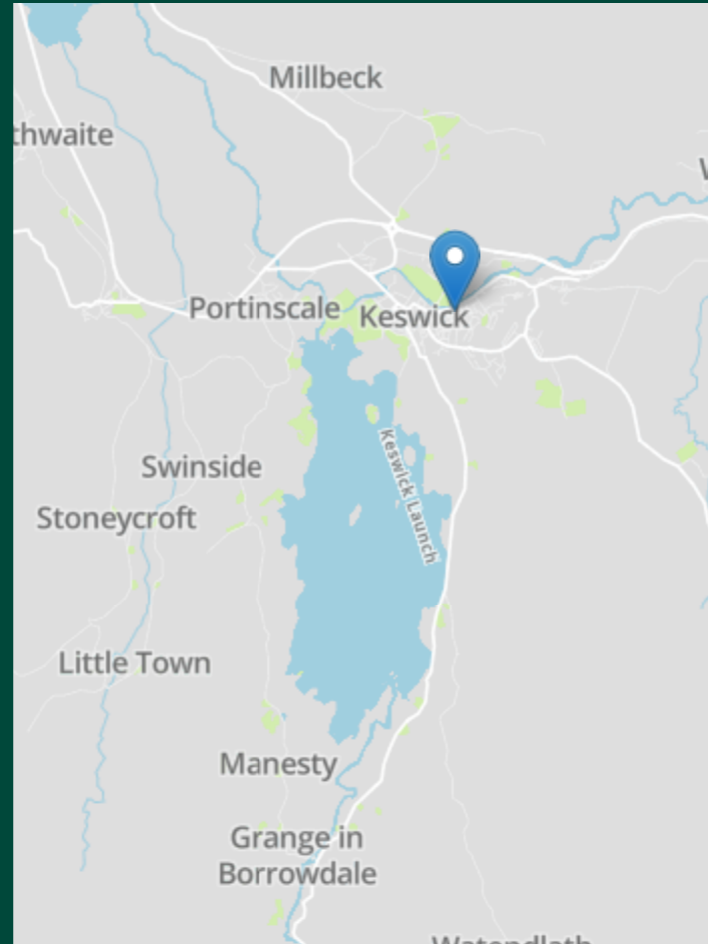
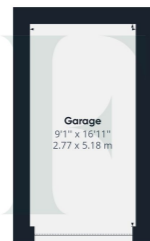


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		77
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

PFK

Approximate total area<sup>(1)</sup>  
683.58 ft<sup>2</sup>  
63.51 m<sup>2</sup>

(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



## Flat 4 The Paddock, Wordsworth Street, Keswick, Cumbria, CA12 4HU

- First Floor Apartment
- Communal Garden & Patio Areas
- Tenure: leasehold
- Fell Views
- Private Garage
- Council Tax - Band B
- 2 Double Bedrooms
- Ample off-street parking
- Open plan Kitchen/Dining/Living Room
- EPC rating D

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



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## LOCATION

Located close to the centre of Keswick, conveniently positioned for access to the town's excellent amenities including shops, cafés, restaurants, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

## PROPERTY DESCRIPTION

An immaculate first floor two bedroom apartment within easy walking distance of Keswick town centre and all local amenities. The property is ideal as a primary residence or second home with early viewing recommended.

The apartment briefly comprises entrance hallway with storage cupboards, open plan kitchen/dining/living room with fabulous fell views, two double bedrooms and bathroom.

A garage to the rear and parking to the front of the apartment with a wonderful communal garden and patio area to the rear.

## ACCOMMODATION

### Communal Entrance

Accessed via a double glazed door with entryphone system, leading to a communal hallway with stairs to first floor and door into the property.

### Hallway

0.87m x 3.93m (2' 10" x 12' 11") Accessed via double glazed door, entryphone link to external front door, electric panel heater with remote thermostat, large storage cupboard with hanging rail and shelf and a cupboard housing hot water cylinder.

### Living Room/Kitchen

4.80m x 5.14m (15' 9" x 16' 10") Open Plan Room.

The light and airy living room has two windows to the rear elevation with fantastic Lakeland fell views, a flame-effect electric fire set to the wall and an app controlled electric panel heater. The kitchen is fitted with matching wall and base units with complementary worktop, electric oven and ceramic hob with extractor over, stainless steel sink with mixer tap, integrated fridge with ice compartment, ceiling lights and under-unit lighting, and a breakfast bar with ample seating.

### Bedroom 1

3.15m x 2.87m (10' 4" x 9' 5") A double bedroom with window to the front elevation and an electric panel heater to the wall.

### Bedroom 2

3.16m x 2.89m (10' 4" x 9' 6") A double bedroom with window to the front elevation and an electric panel heater to the wall.

### Bathroom

2.35m x 1.84m (7' 9" x 6' 0") Fitted with three piece suite comprising bath with electric shower over, vanity wash hand basin, WC, chrome heated towel rail, mirror, shaver socket, obscure window to the rear elevation, partial tiled walls, tiled floor and spotlights.

## EXTERNALLY

### Communal Areas

The front of the property is accessed via a wooden gate from the street which leads to a communal parking area bounded by mature shrubs and with screened bin storage. To the rear is further parking and a garden which is mainly laid to lawn, with a pleasant patio area to sit out and enjoy the views. There are mature borders with shrubs and perennials and steps across the grass lead to a further private patio/decking area, ideal for alfresco dining.

### Garage

2.77m x 5.18m (9' 1" x 17' 0") Up and over door, power, overhead storage and a slate roof.

## ADDITIONAL INFORMATION

### Tenure

The term of the lease is - From 1st January 1982 to 31st December 2205.

Each flat owner has 1/6 share of the freehold.

The management fee is £800 per annum, payable in quarterly instalments, covering lighting and maintenance of communal areas and gardens, buildings insurance, etc.

### 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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 panel and heaters and double glazing installed throughout. 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 PFK office head right onto Penrith Road and take the second turning on the right into Wordsworth Street. The property can be found on your right hand side, set back from the road, and is apartment 4 on the first floor.

