

29 HOMETHWAITE HOUSE,
ESKIN STREET,
KESWICK

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



rightmove.co.uk
The UK's number one property website

29 Homethwaite House,

Eskin Street, KESWICK, Cumbria, CA12 4DG

Brief Résumé

One-bedroomed second floor retirement flat within well-appointed secure complex with lift access. Quiet residential area close to town centre. UPVC double glazing, and pleasant views of surrounding gardens towards Walla Crag and Latrigg.

Description

Homethwaite House was built by McCarthy and Stone in the late 1980's to provide forty flats arranged over three floors. Flats within Homethwaite House provide comfortable secure accommodation for owners who must be over the age of 60 (see agents note). Within Homethwaite House there is a resident house manager, and each flat is equipped with a 24 hour emergency call line connected to Careline. Communal facilities include attractive garden areas, a welcoming reception hall with adjacent manager's office and spacious residents lounge. A lift serves each floor, and there is a well-equipped laundry room. Homethwaite House is in a pleasant residential area within easy level walking distance of the town centre and most local amenities.

As you enter no 29, there is space to hang coats and store shoes. Within the main entrance hall there is a good size storage cupboard that houses a recently upgraded hot water heater. The lounge is a great size and benefits from, newly fitted carpets and a large window with views of Walla Crag and the gardens below. The kitchen was upgraded by the current owner and has all integrated appliances and a window with

views of Latrigg Fell. The bedroom is a double and has a range of fitted wardrobes and draws along with a built-in cupboard. The bathroom was also recently upgraded to incorporate a large walk-in shower. The heating is supplied by recently installed modern slimline programmable thermostat heaters and the hot water is supplied by a hot water heater.

Accommodation:

Hallway

Good size. Entry telecom system and emergency assistance call point. Large built-in store cupboard with recently upgraded direct feed electric water heater, light and power.

Lounge

Lovely room with window looking over the surrounding gardens and fabulous views of Walla Crag. Newly fitted carpet. Feature electric fire with Lakeland slate surround and slate hearth. Wall light. Emergency assistance alarm point. Slimline programmable thermostat heater. Arched opening to kitchen.

Kitchen

Stylishly designed with full range of wall, base and drawer units with contrasting work surfaces. Single drainer and sink with mixer tap. Integrated electric oven and hob. Integrated convection microwave, Fridge and Freezer. Fully tiled to walls. Window facing the gardens and wonderful views of Latrigg.

Bedroom

Double bedroom with a range of fitted wardrobes and draws. Built in wardrobe having sliding folding doors. Large window with stunning views of Latrigg Fell. Wall Lights. Slimline programmable thermostat heater.

Bathroom

Large walk-in shower with Mira electric shower, Respatex shower panels to shower walls. Wash hand basin housed in vanity unit, mirror above. WC. Tiled to walls. Ladder style electric heater.

Services

Mains electricity, water and drainage are connected. Water heating is via a direct feed electric heater, and space heating is provided by modern slimline programmable thermostat heaters. The flat is equipped with an emergency 24 hour call line which may be activated from points within the hall, lounge, bedroom, and bathroom. There is an entrance intercom system, and integrated fire alarm. A lift from the ground floor entrance lobby serves each floor. Existing cabling for satellite TV.

Council Tax

The Valuation Office website identifies the property as being in Band B and The Cumberland Council website lists the Council Tax payable for the current year, 2024/25 as being £1858.80



Tenure and Service Charge

The property is leasehold for 125 years from 1988, and we are advised by the vendor that the current ground rent payable is in the region of £438.88 per annum. In addition, a service charge is payable towards the cost of common services including the manager, maintenance etc and we are informed by the vendor that the current cost is £1,516.04 paid twice yearly.

Agent's Note

Qualifications for residency are that single residents must be over the age of 60, or in the case of a couple, one must be over 60 and the other must be over 55.

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

Offers

All offers should be made to the Agents, Edwin Thompson LLP.

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP.

Mobile phone and Broadband services

CA12 4DG 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

CA12 4DG Broadband

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

↓ Download: 74.0 Mbps

↑ Upload: 16.8 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT BROADBAND ONLY

Ref: K3546725



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

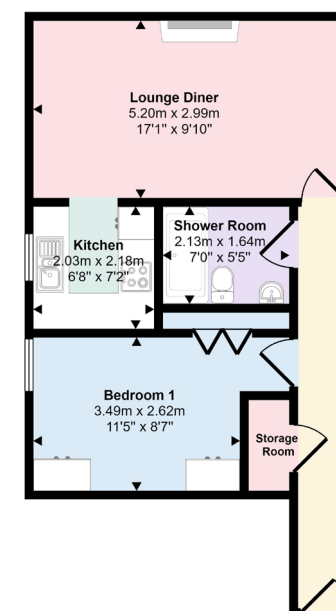
T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65	73
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
44 sq m / 474 sq ft



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
- These particulars were prepared in September 2024