

**FLAT 34, HOMETHWAITE HOUSE
ESKIN STREET,
KESWICK**

**Edwin
Thompson**



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Flat 34, Homethwaite House, Eskin Street, KESWICK, Cumbria, CA12 4DG

Brief Résumé

A rare opportunity to purchase a two bedroomed second floor retirement apartment located in a quiet residential area. Beautifully presented with views. A short walk to the town centre of Keswick.

Description

Homethwaite House is situated in a lovely part of the town with the shores of Derwent water, the Theatre by the Lake and the Cinema only a short walk away. The town centre offers a wide variety of shops, cafes and restaurants with local transport routes that can take you all round the Lake District

Homethwaite House consists of mainly one bedroom apartments with only two, two bedroom properties available. The 40 properties in all are serviced by a lift and a Development Manager can be contacted from various points within each property in case of an emergency. For periods when the Development Manager is off duty, there is a 24hr call system. The complex also has communal lounge, garden, and laundry facilities and is pet friendly. There is also use of a visitor's room/flat within the block subject to availability. A parking space may be available as and when one becomes free. The property is fully double glazed and benefits from modern, slimline programmable electric radiators.



Accommodation:

Communal entrance, staircase and lift gives access to No. 34

Entrance door to:

Hallway

As you enter the property, the hallway is spacious, with room to hang coats and store shoes and boots. The hallway exits to the left where the bedrooms and bathroom can be found, along with one walk-in storage cupboard and a further large airing cupboard that houses a newly installed hot water boiler.

Lounge

A lovely light and bright room with a large picture window facing the front of the building with views of Grisedale Pike and the surrounding fells. Ample room for a dining table and chairs. Modern, slimline programmable electric radiator. Entrance to:

Kitchen

Full range of wall, base and drawer units with contrasting work tops. Single bowl sink and drainer. Integrated induction hob and electric oven. Space for fridge. Fully tiled to walls.

Bedroom 1

Double bedroom with large window facing the front of the property with views. Built in wardrobe. Modern, slimline programmable electric radiator.



Bedroom 2

Double bedroom with large window facing the front of the property with views. Built in wardrobe. Modern, slimline programmable electric radiator.

Shower Room

Large walk in shower cubicle with Mira electric shower. WC. Wash hand basin housed in vanity unit. Electric ladder style radiator. Electric fan heater. Fully tiled to walls.

Services

Mains electric, water and drainage are connected.

Tenure

Leasehold on a 125-year lease from 1st November 1987



Agent's Note

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

There is an age restriction on occupancy. Any sole occupier must be 60 years and over, any subsequent occupier of the same flat can be 55 years and over.

Council Tax

Our client informs Edwin Thompson the property as being within Band B and for 2024/2025 is £1858.80

Offers

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

Viewing

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

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

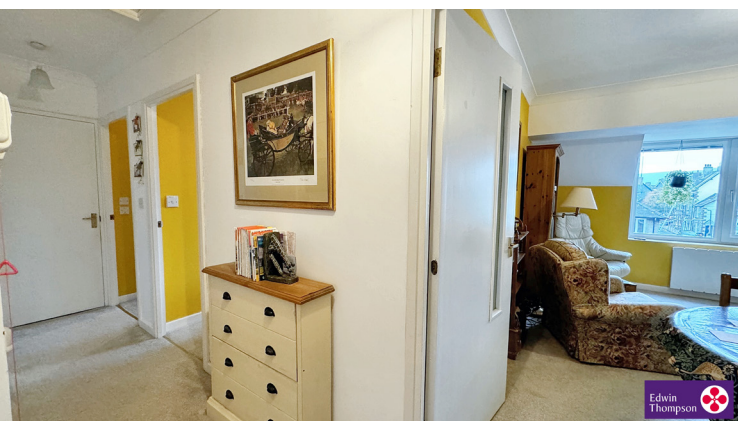
REF: K3066820



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

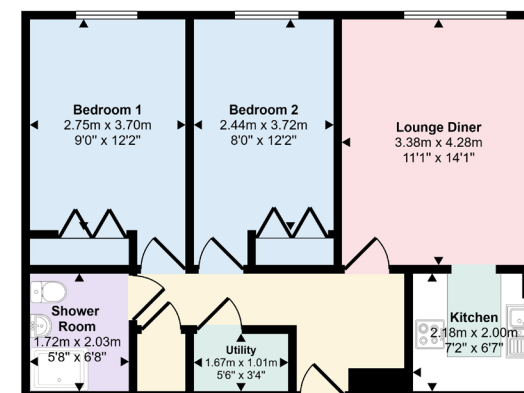
T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
57 sq m / 617 sq ft



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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