
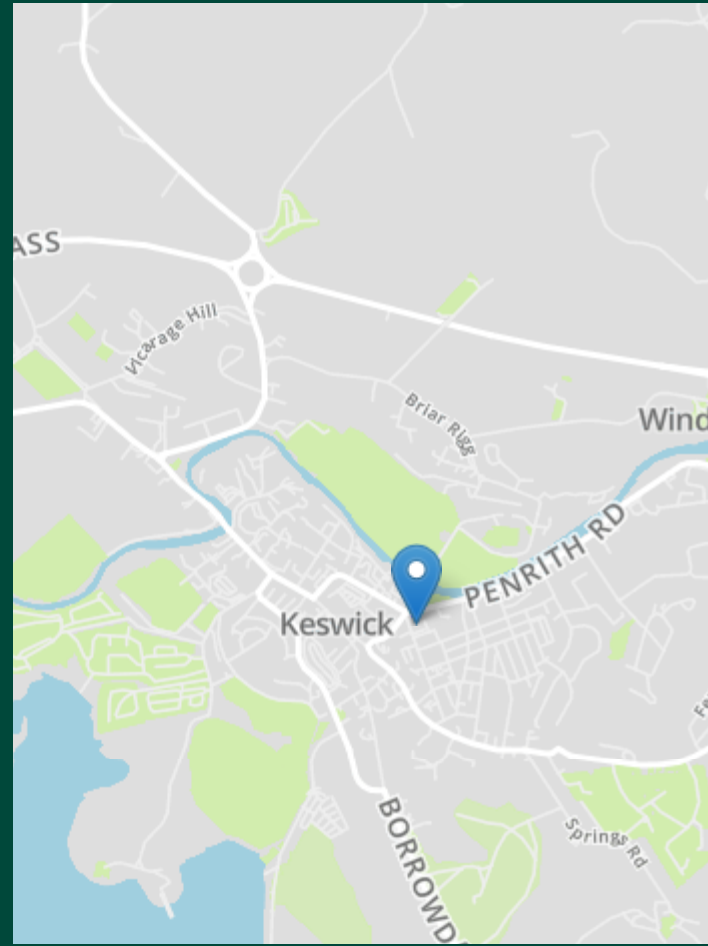


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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





**Floor 0**

**Kitchen**  
10'9" x 15'5"  
3.30 x 4.72 m

**Living Room**  
10'9" x 11'5"  
3.29 x 3.48 m

**Bathroom**  
11'8" x 4'4"  
3.57 x 1.26 m

**Floor 1**

**Bedroom**  
10'11" x 10'9"  
3.34 x 3.30 m

**Landing**  
9'5" x 14'3"  
2.89 x 4.36 m



**Approximate total area\***  
621.5 ft<sup>2</sup>  
57.74 m<sup>2</sup>

**Reduced headroom**  
998.35 ft<sup>2</sup>  
8.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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 5 Leonards Place, Southey Street, Keswick, Cumbria, CA12 4HL

- EPC band C
- Modernised throughout
- Open-plan living area
- Leasehold apartment
- Town centre
- Local occupancy condition
- Council Tax band B
- One bedroom

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## LOCATION

Situated close to Keswick town centre in the heart of the Lake District National Park. Within the town there are a wide range of amenities and entertainment including the renowned Theatre by the Lake, library, swimming pool, post office, supermarkets, churches and schools. 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 located apartment in the immediate town centre. Private entrance to this ground floor apartment, tucked away, yet in the heart of the Lake District National Park. With beautifully appointed accommodation briefly comprising, modern open plan kitchen dining space, living room, shower room and on the first floor is a study area with fitted shelving and a double bedroom with fitted wardrobe, with lots of added light from new velux windows.

## ACCOMMODATION

### Open Plan Living Area

### Kitchen/Dining Room

3.30m x 4.72m (10' 10" x 15' 6") A range of matching wall and base units, complementary worktop and upstand, window to front aspect, composite sink and drainer with mixer tap, oven with gas hob and extractor over, integrated slimline dishwasher, space for fridge freezer, plumbing for washing machine, space for dryer, space for 8 person dining table and a radiator.

### Living Room

3.29m x 3.48m (10' 10" x 11' 5") Window to front aspect, stairs to first floor, inset TV unit and a radiator.

### Shower Room

3.57m x 1.26m (11' 9" x 4' 2") Tiled floor to ceiling, wash hand basin, WC, fitted shelving, shower cubicle with mains shower and a heated towel rail.

## FIRST FLOOR

### Landing

2.89m x 4.36m (9' 6" x 14' 4") Glass and oak balustrade, two velux windows, two radiators and exposed wooden beams.

### Bedroom

3.34m x 3.30m (10' 11" x 10' 10") Two velux windows, under eaves storage, exposed wooden beams, double fitted sliding wardrobe and a radiator.

## ADDITIONAL INFORMATION

### Leasehold Information

999 years from 1st January 1991 with an annual ground rent of £30. The service charge is £400 per annum towards maintenance of the building.

## Local Occupancy Condition

'Person with a Local Connection' means an individual who before taking up occupation of the dwelling satisfies one of the following conditions: i. The person has been continuously resident in the Locality for three years immediately prior to occupation; or ii. The person has been in continuous employment in the Locality for at least the last 6 months and for a minimum of 16 hours per week immediately prior to occupation; or iii. The person is a former resident who wishes to return to the Locality having completed a post-secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the locality defined for at least three years; or iv. The person is currently in the Armed Forces, in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation lived in the Locality for at least three years; or v. The person needs to live in the Locality because they need substantial care from a relative who lives in the Locality, or because they need to provide substantial care to a relative who lives in the Locality. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or vi. The person is a former resident who lived in the Locality for three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure. 'Locality' shall mean the administrative area of the Parishes or Town Councils of: Above Derwent, Keswick, Borrowdale, St Johns, Casterlrigg & Wythburn, Threlkeld and Underskiddaw. An 'Only or Principal Home' is a dwellinghouse which is occupied continuously for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

## 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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 office head left onto Southey Street, just before the first left turning is a car park. The apartment is through the car park and to the left.

