
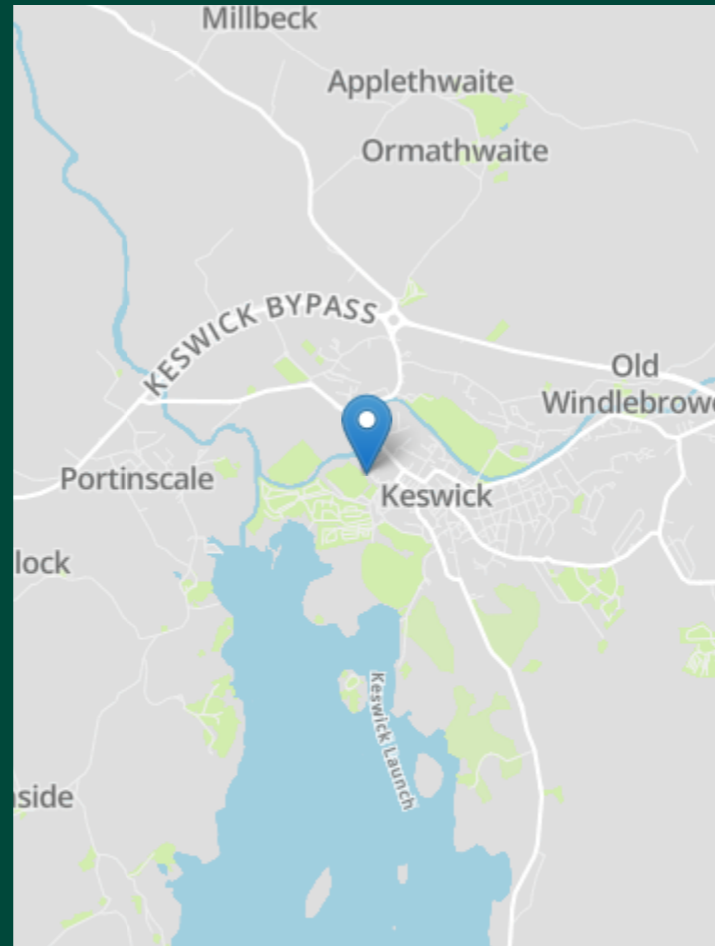


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



**Bedroom**  
11'0" x 8'1"  
3.21 x 2.45 m

**Living Room**  
16'0" x 11'8"  
5.01 x 3.55 m

**Bathroom**  
7'0" x 5'6"  
2.20 x 1.69 m


**Hallway**  
12'0" x 4'6"  
3.76 x 1.36 m

**Bedroom**  
11'0" x 9'10"  
3.32 x 3.01 m

**Bathroom**  
5'0" x 6'3"  
1.52 x 1.92 m

**Kitchen**  
7'0" x 10'1"  
2.07 x 3.08 m

**Hallway**  
4'0" x 4'9"  
1.19 x 1.47 m



Approximate total area\*

596 ft<sup>2</sup>  
55.37 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




## 6 Howrahs Court, Keswick, Cumbria, CA12 5NT

- Council tax band C
- First floor 2 bed apartment
- EPC rating C
- Updated kitchen and bathrooms
- Lakeland Fell views
- No onward chain
- Private allocated parking

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## LOCATION

The property is situated on the fringe of Keswick town centre in the heart of 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

Howrahs Court is a well presented and modernised two bedroom first floor apartment, set in a peaceful, sought after location, with a private parking space and easy access to the amenities of Keswick town centre. The apartment has lovely views out of the rugby field to the Lakeland Fells, in particular from the sitting/dining room which has a vaulted ceiling, creating a nice light and spacious room, modern kitchen, two double bedrooms (one with en-suite) and a three piece bathroom suite.

## ACCOMMODATION

### Entrance Hallway

1.19m x 1.47m (3' 11" x 4' 10") Radiator, fitted cupboard and a loft hatch.

### Kitchen

2.07m x 3.08m (6' 9" x 10' 1") Window to front aspect, range of matching wall and base units, tiled splashback, complementary worktop, stainless steel sink and drainer with mixer tap, integrated fridge freezer, eyelevel oven, gas hob with extractor over, integrated washing machine, slimline dishwasher and a radiator.

### Living/Dining Room

5.01m x 3.55m (16' 5" x 11' 8") Window to front aspect with views over the rugby pitch and towards the Lakeland Fells, vaulted ceiling with feature wooden beams, feature inset electric fire and a radiator.

### Bedroom 1

3.32m x 3.01m (10' 11" x 9' 11") Window to rear aspect, fitted cupboard and a radiator.

### En-Suite

1.37m x 1.92m (4' 6" x 6' 4") Shower cubicle with mains shower, WC and wash hand basin set in vanity unit and a chrome heated towel rail.

### Bathroom

2.20m x 1.69m (7' 3" x 5' 7") Bath with shower attachment, wash hand basin and WC set in vanity unit and a chrome heated towel rail.

### Bedroom 2

3.21m x 2.45m (10' 6" x 8' 0") Window to rear aspect, fitted cupboard and a radiator.

## Externally

Communal seating areas and one allocated parking space.

## ADDITIONAL INFORMATION

### Leasehold Information

999 years from 1st May 1995

Service charge is £2,000 per year which covers buildings insurance, window cleaning, sinking fund and maintenance of the shared areas. Howrahs' Court limited is the management company set up by the residents to which they meet yearly.

## 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; Pollard & Scott/Independent Mortgage Advisors – 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. uPVC 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 our office on Station Street, turn left at the junction with Victoria Street past Bell Close Car Park and through the next set of traffic lights. At the mini-roundabout and take the first exit signposted Borrowdale. Take the next right turn, with Booths supermarket on your right, follow road passing the entrance to the supermarket car park and Howrahs Court is approximately 100 yards on the left hand side. The property is the located in the middle of the development.

