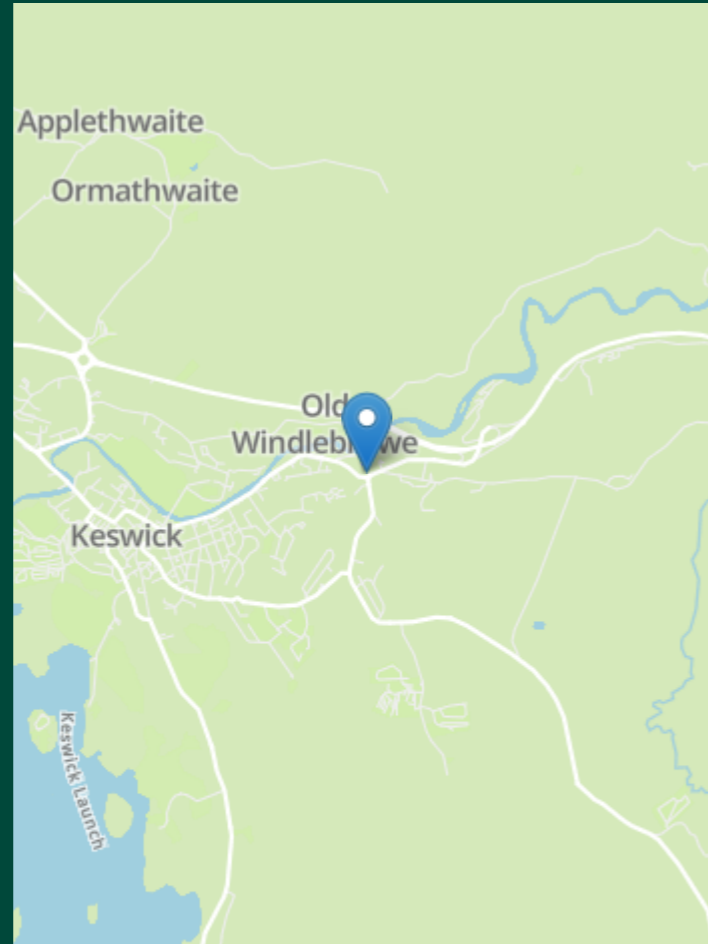


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*
646.93 ft²
60.1 m²

(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 Ridgemount, Penrith Road, Keswick, Cumbria, CA12 4LJ

- Two bed apartment
- Lakeland fell views
- Two parking spaces
- Town centre
- Council Tax: assessed for business use
- Tenure: leasehold
- EPC rating D

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- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Located close to the centre of Keswick in the heart of the Lake District National Park and conveniently positioned for access to the town's excellent amenities including quality restaurants and pubs, shops, cinema and the Theatre by The Lake. Close to the A591 giving easy access to the central and south lakes, and for those wishing to commute, the A66 is also nearby for access to the M6 and Penrith mainline railway station (around 20 minutes' by car).

PROPERTY DESCRIPTION

A beautifully presented two bedroomed apartment, situated in Keswick with just a short walk into the town centre. The property has the benefit of two designated parking spaces and enjoys views over the Lakeland fells. The property briefly comprises large front porch, kitchen incorporating a dining area, bathroom with four piece suite, dual aspect sitting room and two bedrooms. Currently utilised as a successful holiday let.

ACCOMMODATION

Rear Entrance Porch

2.17m x 1.32m (7' 1" x 4' 4") Accessed via wooden door with dual aspect windows.

Hallway

0.96m x 2.72m (3' 2" x 8' 11") Three storage cupboards and a radiator.

Kitchen/Diner

3.57m x 2.79m (11' 9" x 9' 2") Window to rear aspect, range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, tiled splashback, oven, gas hob with extractor over, washing machine, free standing fridge freezer, space for dining table and a radiator.

Bathroom

2.48m x 2.74m (8' 2" x 9' 0") Two obscure windows to side aspect, bath, WC, pedestal wash hand basin, shower cubicle with mains shower and a radiator.

Living Room

3.81m x 4.14m (12' 6" x 13' 7") Dual aspect windows to front and side, feature fireplace with electric stove set on a slate hearth and a radiator.

Bedroom 1

3.32m x 4.24m (10' 11" x 13' 11") Window to front aspect and a radiator.

Bedroom 2

1.76m x 1.92m (5' 9" x 6' 4") Window to front aspect, made to measure fitted bunk beds and a radiator.

EXTERNALLY

Parking

Space for two cars which are numbered.

ADDITIONAL INFORMATION

Tenure

The tenure is leasehold: The lease is for a term of 999 years from 15 September 1980 with a peppercorn rent. The lease does contain obligations in respect of repair and maintenance with both owners of upstairs and downstairs liable for half the cost of repair and maintenance, such as roof and gutters.

Referrals & 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 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 the Keswick office turn left onto Station Street and at the junction, head right onto Penrith Road past the fire station and petrol station. Continue past Travis Perkins and the apartment can be seen a short distance along on the left hand side, with designated offroad parking.

