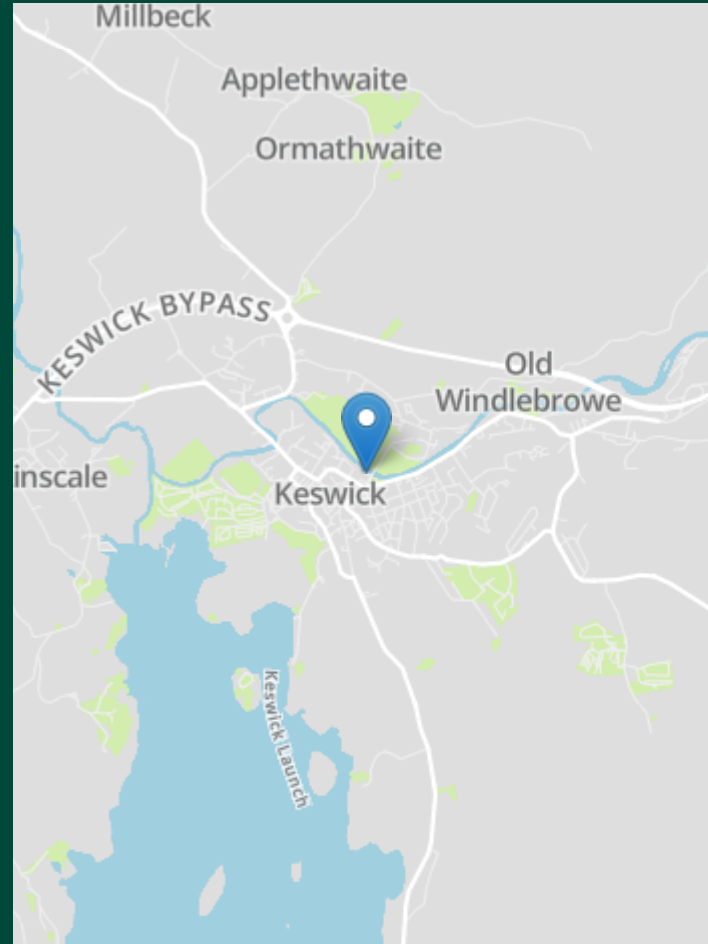


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bedroom
9'1" x 11'2"
2.78 x 3.42 m

Bedroom
16'6" x 7'2"
5.04 x 2.20 m

Bathroom
5'10" x 6'1"
1.80 x 2.13 m

Kitchen
8'8" x 7'1"
2.66 x 2.17 m

Hallway
3'2" x 14'11"
0.98 x 4.56 m

Living Room
15'0" x 11'1"
4.59 x 3.39 m

Approximate total area⁽¹⁾
592.58 ft²
55.05 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



12 Riverside Lodge Station Road, Keswick, Cumbria, CA12 4ND

- First floor apartment
- Pleasant outlook
- Two bedrooms
- No onward chain
- Over 55's Apartment
- EPC Rating C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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keswick@pfc.co.uk

www.pfc.co.uk

LOCATION

Amongst some spectacular scenery, Keswick is a bustling market town with varied shops, restaurants, leisure pool, mountain bike hire, museum and the much respected Theatre by the Lake.

PROPERTY DESCRIPTION

This deceptively spacious apartment is on the first floor level of this retirement complex, with access from street level from the front of the building. It is located close to the town centre, with local amenities in easy walking distance. It features views over the river Greta, and the fells beyond. The gracious gardens and recreation areas of Fitz Park are just outside the door.

The property has a generously proportioned hallway, walk-in storage cupboard, two double bedrooms, one with fitted wardrobe, shower room, good sized living room with pleasant views over to the park and dining kitchen.

ACCOMMODATION

Entrance Hall

.98m x 4.56m (3' 3" x 15' 0") The property is accessed via a front door leading into the entrance hall with fitted storage cupboard and electric heater.

Living Room

4.59m x 3.39m (15' 1" x 11' 1") With window to the rear elevation overlooking Fitz Park.

Kitchen

2.66m x 2.17m (8' 9" x 7' 1") Fitted with a range of matching wall and base units with complementary work surfacing and tiled splashbacks. Cooker with electric hob and extractor over. Stainless steel sink with drainer and mixer tap. Space and plumbing for dishwasher. Electric radiator and rear aspect window.

Bathroom

1.8m x 2.13m (5' 11" x 7' 0") Fitted with a three piece suite comprising shower cubicle with electric shower, WC and wash hand basin.

Bedroom 1

2.78m x 3.42m (9' 1" x 11' 3") A front aspect double bedroom with fitted cupboard and electric heater.

Bedroom 2

5.04m x 2.2m (16' 6" x 7' 3") A rear aspect double bedroom with electric heater.

ADDITIONAL INFORMATION

Leasehold and Service Charge

Leasehold 99 years from 10 November 1989.

Service charge of £122 per calendar month to cover the cost of service, repairs and maintenance and building insurance.

Referrals and 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric central heating. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/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 Keswick office, turn right on to the main road, head straight across onto Station Road and Riverside Lodge complex is on the left hand side overlooking the River Greta with a ramp to the ground floor entrance.

