

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>		69
(55-68)	<b>D</b>	58	
(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	



Approximate total area\*  
463.23 ft<sup>2</sup>  
43.04 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



## 1 Lakeland Court, Threlkeld, Keswick, Cumbria, CA12 4SS

- Ground floor apartment
  - EPC D
  - Lakeland fell views
- Leasehold
  - Council Tax band B
- Shared grounds
  - Private parking

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## LOCATION

Threlkeld has its own post office (open three days a week), restaurant, coffee shop, pubs, primary school and a bus service and lies at the foot of Blencathra, east of Keswick, within easy reach of the A66 and the M6 motorway, only 4 miles from Keswick and approximately 14 miles from Penrith.

## PROPERTY DESCRIPTION

A well presented two bed roomed apartment, situated in the sought after village of Threlkeld, just a short drive or pleasant walk along the old railway line into Keswick. The property has the benefit of designated parking and enjoys views over the surrounding Lakeland fells, both front and rear. Benefitting from new windows and a new modern kitchen, front porch opening into the sitting room, kitchen, shower room and two double bedrooms. Situated within well maintained shared grounds.

## ACCOMMODATION

### Entrance Porch

Accessed via uPVC part glazed door.

### Sitting Room

3.85m x 3.53m (12' 8" x 11' 7") Window to front aspect and electric radiator.

### Inner Hallway

1.83m x 0.86m (6' 0" x 2' 10") Electric radiator and doors to all rooms.

### Kitchen

2.09m x 2.64m (6' 10" x 8' 8") Window to rear aspect, a range of matching wall and base units, complementary worktop with upstand, oven, electric hob with extractor over, composite sink and drainer with mixer tap, space for washing machine and electric radiator.

### Bedroom 1

3.05m x 3.51m (10' 0" x 11' 6") Window to front aspect and electric radiator.

### Bedroom 2

2.75m x 2.67m (9' 0" x 8' 9") Window to rear aspect and electric radiator.

### Bathroom

1.83m x 1.64m (6' 0" x 5' 5") Obscured window to side aspect, wash hand basin, WC, bath with electric shower over and heated towel rail.

## EXTERNALLY

### Shared Grounds

Predominantly laid to lawn with designated parking to the rear and useful wooden shed.

## ADDITIONAL INFORMATION

### Tenure

The property is leasehold which dates from 29th May 1975 with a deed of variation to extend the term of the lease on 23rd April 2014 for 349 years from 1st May 1975.

A service charge of £35 a month is payable to cover works required to communal areas. The six apartment owners have a share of the freehold and are part of Lakeland Court Management.

### 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

**Viewing:** Through our Keswick office, 017687 74546.

**Directions:** From Keswick, head onto the A66 east from Keswick town centre for approximately 5 miles. Take the second turning into the village on the left hand side, following the road around to the left. Take the first left hand turn down the hill before reaching the Salutation Inn. At the bottom of the hill turn left again and the entrance to Lakeland Court is a short distance along on the left hand side.

