



**Bathroom**  
6'9" x 4'10"  
2.06 x 1.48 m

**Kitchen**  
9'9" x 5'10"  
2.98 x 1.78 m

**Living Room**  
12'5" x 11'8"  
3.79 x 3.58 m

**Bedroom**  
11'6" x 9'1"  
3.51 x 2.79 m

**Bedroom**  
8'9" x 6'7"  
2.69 x 2.02 m

**Hallway**  
12'8" x 2'10"  
3.87 x 0.87 m

**Hallway**  
2'10" x 9'3"  
0.88 x 2.83 m

Approximate total area\*  
509.94 ft<sup>2</sup>  
47.38 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

## Flat 4 Hewetson Court Main Street, Keswick, Cumbria, CA12 5DW

- Leasehold
- EPC TBC
- Investment opportunity
- Council Tax - Assessed for business rate
- Two bedrooms
- Well presented

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## LOCATION

The property is in the heart of Keswick town centre and 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

A well maintained, ground floor purpose built apartment with level access from the car park. Located only a short walk away from the town centre, and is a great starting point for many walks. The accommodation briefly comprises an entrance hallway, kitchen, sitting room, two good sized bedrooms and a separate bathroom. All set in a convenient and sought after location being close to the town centre, yet surprisingly tranquil. The property is currently a successful holiday let, but would be equally suitable as a second home or investment opportunity. All fixtures and fittings are included in the sale price and an inventory can be available upon request.

## ACCOMMODATION

### Entrance Hallway

3.87m x 0.87m (12' 8" x 2' 10") Storage heater and two fitted storage cupboards.

### Kitchen

2.98m x 1.78m (9' 9" x 5' 10") Window to rear aspect, matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, electric hob with extractor over, eyelevel oven and microwave, integrated dishwasher, washer/dryer and fridge.

### Bedroom 1

3.51m x 2m (11' 6" x 6' 7") A double bedroom with window to rear aspect and electric heater.

### Bathroom

2.06m x 1.48m (6' 9" x 4' 10") Bath with mains shower over and a mixer tap, WC, vanity wash hand basin, extractor fan and a heated towel rail.

### Living Room

3.79m x 3.58m (12' 5" x 11' 9") Window to front aspect, space for a dining table and a storage heater.

### Bedroom 2

2.69m x 2.02m (8' 10" x 6' 8") Window to front aspect and electric heater.

### Outside

Allocated parking space at the front of the apartments.

## ADDITIONAL INFORMATION

### Tenure

The property is leasehold with a term of 999 years from 16th January 1992, and the owner of the property also benefits from a share of the freehold of the site. The service charge is £95 per month which covers any outside decoration, maintenance of communal areas and buildings insurance, all administered by an in-house management company.

### 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 electricity, water and drainage. Electric heating installed. 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 then follow the road through the main centre of Keswick town. Continue after the traffic lights to the mini roundabout. Upon reaching the roundabout bear right and the entrance for Hewetson Court is straight ahead. This property can also be accessed directly without going through the communal entrance by way of a wooden gate at the left of the gable end immediately on entering the site.

