

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>78</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</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	








Floor 0



Floor 1

**Approximate total area\***

864.56 ft<sup>2</sup>  
80.32 m<sup>2</sup>

**Reduced headroom**

1.83 ft<sup>2</sup>  
0.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 1a Glenderamackin Terrace, Threlkeld, Keswick, CA12 4TU

- First floor apartment
- Convenient location
- Council tax band B
- Two bedrooms
- EPC rating E
- Private outside area
- Leasehold

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## LOCATION

Conveniently located for easy access to both Keswick and Penrith, yet enjoying a pleasant rural aspect with stunning views towards Blencathra.

## PROPERTY DESCRIPTION

A well presented first floor apartment with good sized rooms, high ceilings and a wonderful outlook of Blencathra. Two double bedrooms, kitchen, shower room, which has been recently upgraded and a spacious sitting room.

Accessed from the rear of the terrace into a courtyard with a useful outhouse and all just a short drive from Keswick town centre.

## ACCOMMODATION

### Entrance Hall

Glazed door, stairs to first floor, meter cupboard, coat pegs.

### FIRST FLOOR LANDING

Loft hatch.

### Sitting Room

4.70m x 4.45m (15' 5" x 14' 7") Textured ceiling, window to front, feature fireplace housing a wood burning stove, two digitally controlled electric radiators, stunning views towards Blencathra .

### Kitchen

2.90m x 4.45m (9' 6" x 14' 7") Window to rear, matching wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine, freestanding cooker, digitally controlled electric radiator, built in storage cupboard.

### Bedroom 1

3.76m x 4.45m (12' 4" x 14' 7") Twin windows to front, digitally controlled electric radiator, built in storage cupboard.

### Bedroom 2

3.17m x 4.45m (10' 5" x 14' 7") Window to rear, digitally controlled electric radiator.

### Bathroom

Shower cubicle with electric shower, bath, wash hand basin and WC, obscured window to side, digitally controlled electric towel rail.

## EXTERNALLY

The property is approached via a wrought iron gate with a low boundary wall to an enclosed yard, with useful stone built outhouse, and wood store with power and light. Communal drying area to the rear.

## ADDITIONAL INFORMATION

### Leasehold Information

The lease is a term of 999 years from 1986.

There is a peppercorn rent..

The freeholder will maintain and repair the roof, chimney, chimney stacks, external walls, internal load bearing walls and the Tenant pays one half of those costs.

### Referral 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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. Digital electronic radiators and double glazing installed. 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:** Take the A66 out of Keswick heading east towards Penrith. Follow this road for approximately 4 miles then take the right turning signposted St. John's in the Vale and Blencathra Business Centre. Proceed under the old railway bridge turning immediately left. Continue until you reach Glenderamackin Terrace and Number 1a is towards the end of the row with entrance from the rear lane.

