



TO LET

1 Riverside Lodge, Keswick, CA12 4ND

A comfortable, well-presented one bedroomed apartment in a popular riverside development. Easy access to lower ground floor. Lovely outlook over the River Greta and Fitz Park, conveniently close to Keswick town centre. Qualifications for residency are that residents must be over the age of 55.

Accommodation:

Entrance door. Storage heater. Access to Living Room, Bedroom, Shower Room and large walk-in cupboard.

Living Room

Double glazed window to the rear overlooking the river and Fitz Park. Storage heater. Door to:

Breakfast Kitchen

Double glazed window to the rear overlooking the river and Fitz Park. Base units comprising double and single cupboards, and drawer pack. Two double wall units. Tall cupboard. Work top. Stainless steel sink with mixer tap. Space for fridge/freezer.

Plumbing for washing machine.

Bedroom

Double glazed window to the front. Fitted wardrobes. Storage heater.

Shower Room

Window. Three-piece suite comprising WC, wash basin and double shower cubicle.

Outside: Wheelie bin store
One car parking space

Services: Mains electric & water
TV and telephone points. Emergency call points in all rooms.

Council Tax: Cumberland Council website identifies the property as being within Band "C", and the total Council Tax payable for the year 2025/26 as being £2221.36

Rent: A rent of £700 per calendar month, exclusive of outgoings, is expected for the property.

Deposit: A deposit of £800 will be payable at the onset of the tenancy.

EPC: A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office

Mobile Coverage

		Voice	3G	4G	5G
Vodafone	Indoor	○	✗	○	○
	Outdoor	○	✗	○	○
Three	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗
O2	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗
EE	Indoor	○	○	○	○
	Outdoor	○	○	○	○

○ Good Coverage ○ You may experience problems ✗ No coverage.

*Information provided by the signalchecker.co.uk website

Broadband Coverage

CA12 4ND Broadband	
FTTH/FTTP	O
Ultrafast Broadband (≥ 100 Mbps)	O
Superfast Broadband (> 24 Mbps)	O
Fibre (FTTC or FTTH or Cable or G.Fast)	O
Wireless	O
LLU	O
ADSL2+	O
ADSL	O

Average in CA12 4ND in the last 12 months:

*Information provided by the thinkbroadband.com website.

Tenancy Agreement:

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

Viewings:

By appointment with Edwin Thompson.

Applications:

Application forms are available from this office.

The successful applicant will be asked to pay a holding deposit of £160 equaling 1 weeks rent. This will be used towards the first month's rent if the application is successful.

The deposit is non refundable if the application is withdrawn or if the tenant fails to give accurate information during the application process.