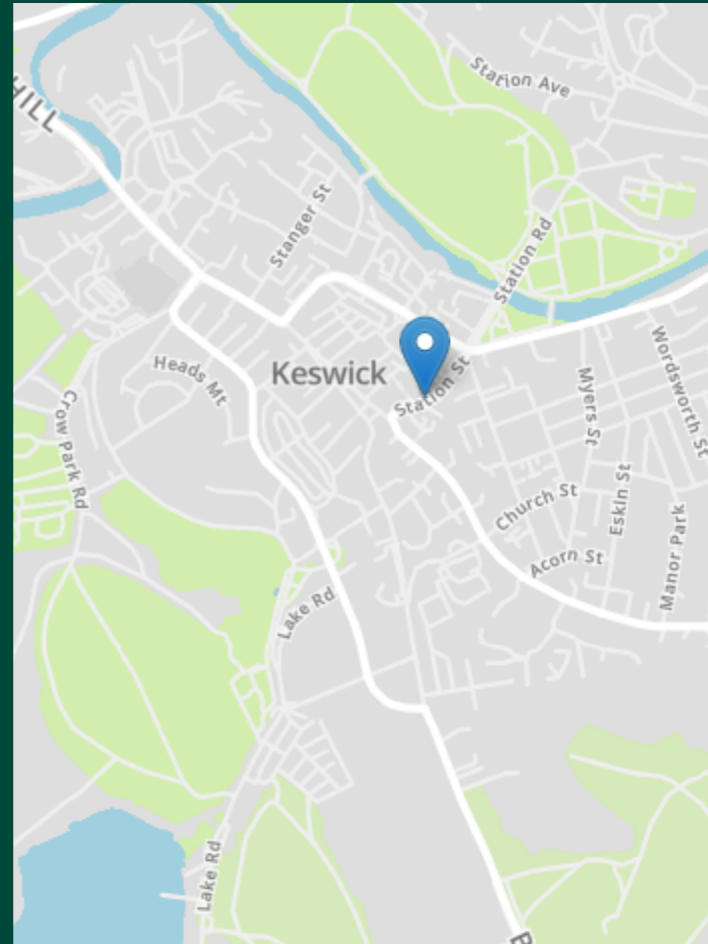


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	63	71
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area\***  
785.66 ft<sup>2</sup>  
72.99 m<sup>2</sup>

(\*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Grandy Nook, Flat 14a Station Street, Keswick, Cumbria, CA12 5HP

- Leasehold apartment
- Charaterful yet modernised
- Second floor
- Two bedrooms
- Two private parking spaces
- EPC D
- Council Tax: Band B

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## LOCATION

Located in the heart of Keswick town centre, with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

## PROPERTY DESCRIPTION

Grandy Nook is a beautifully appointed and characterful apartment, dating from 1861, with a feature rotunda tower. The property boasts delightful views across neighbouring rooftops towards the surrounding Lakeland fells. Sympathetically modernised for comfortable living, with deceptively spacious rooms, in this unique cylindrical design, it is currently utilised as a luxury holiday let. Briefly the accommodation comprises a spacious entrance hallway with large walk in cupboard, sitting/dining room, a well equipped fitted kitchen, two double bedrooms and newly fitted modern bathroom. Outside and close to the property are two private parking spaces, conveniently located in the very heart of Keswick town centre with noticeable signature round shape offering distinct architectural appeal.

## ACCOMMODATION

### Entrance Hallway

2.14m x 3.45m (7' 0" x 11' 4") Two fitted cupboards and a radiator.

### Kitchen

3.78m x 2.13m (12' 5" x 7' 0") Window to rear aspect, a range of matching wall and base units, complementary worktop, space for washing machine, integrated fridge and freeze, oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, integrated dishwasher and a radiator.

### Bathroom

3.00m x 1.60m (9' 10" x 5' 3") Obscured window to rear aspect, WC, vanity wash hand basin, bath with mains shower over and a heated towel rail.

### Living Room

5.77m x 3.57m (18' 11" x 11' 9") Dual aspect windows to front and side aspect, feature cylindrical window to front aspect with views over the rooftops towards the Lakeland fells, space for a dining table and two radiators.

### Bedroom 1

5.13m x 3.70m (16' 10" x 12' 2") Dual aspect windows to front aspect and a radiator.

### Bedroom 2

2.34m x 2.45m (7' 8" x 8' 0") Window to side aspect and a radiator.

### Externally

Two private parking spaces with bollard locks.

## ADDITIONAL INFORMATION

### Tenure

The property is leasehold with a term of 999 years from 7th December 2009. There is a peppercorn rent payable. An annual service charge of £500 for building insurance and Grandy Nook is liable for 22% share of any external or communal area works required.

### 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; 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 gas, electricity, water and drainage. Gas central heating throughout. Sky TV connected, digital aerial and high speed internet connection. 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 office head down Station Street and the property is on the left hand side, above the betting shop. The car parking spaces are very close to the entrance by foot and vehicular access is via the back of the George Hotel.

