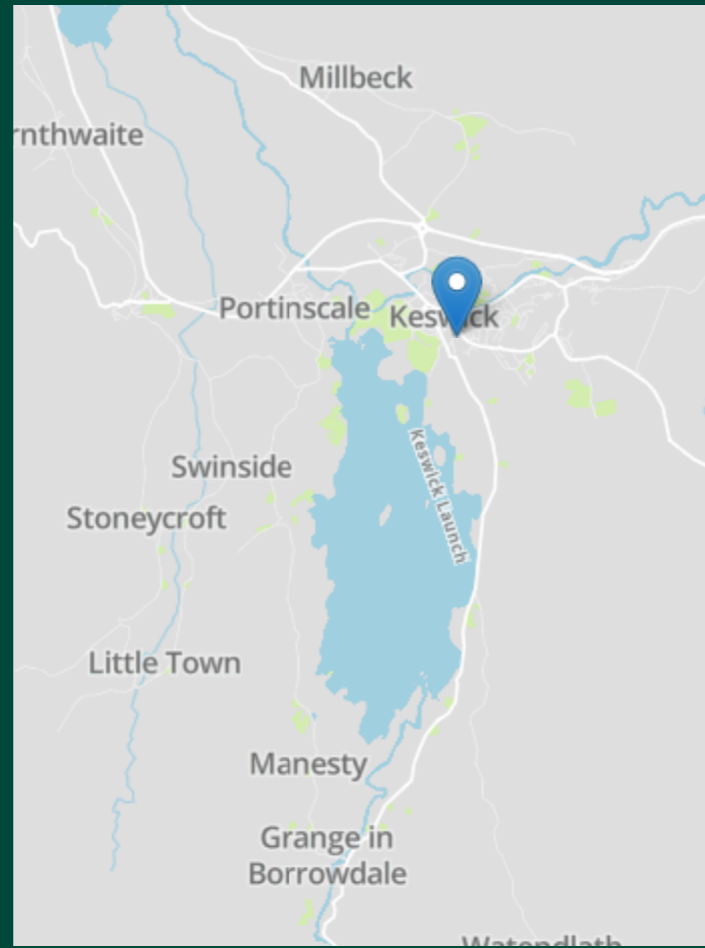


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Kitchen**  
11'9" x 12'3"  
3.60 x 3.75 m

**Living Room**  
14'9" x 12'4"  
4.50 x 3.77 m

**Bedroom**  
12'5" x 12'5"  
3.79 x 3.79 m

**Bedroom**  
7'11" x 6'6"  
2.43 x 2.00 m

**Bedroom**  
12'10" x 9'1"  
3.91 x 2.78 m

**Bathroom**  
7'6" x 5'6"  
2.30 x 1.68 m

**Hallway**  
3'9" x 22'1"  
1.15 x 6.75 m

**Hallway**  
5'4" x 3'9"  
1.64 x 1.15 m

Approximate total area\*

859.15 ft<sup>2</sup>  
79.82 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 3 The Hollies High Street, Keswick, Cumbria, CA12 5AH

- First floor apartment
- Three bedrooms
- Designated parking
- Town centre location
- Council Tax: assessed for business use
- Tenure: leasehold
- EPC rating D

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017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

## LOCATION

The Hollies is conveniently situated close to the town centre and all amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

## PROPERTY DESCRIPTION

A well appointed and spacious first floor apartment with lovely fell views to both rear and side aspect, along with an allocated parking area. Currently a holiday let, which briefly comprises entrance hallway (also access for apartment 2), spacious living room, kitchen/dining room with utility cupboard, three bedrooms and a modern bathroom with shower. This property is conveniently located in the heart of the town centre in a sought after location.

## ACCOMMODATION

### Entrance Hallway

1.15m x 6.75m (3' 9" x 22' 2") Radiator and window to front aspect.

### Bedroom 1

3.79m x 3.79m (12' 5" x 12' 5") Window to rear aspect, fitted dresser, fitted wardrobes with bedside cabinet and a radiator.

### Living Room

4.50m x 3.77m (14' 9" x 12' 4") Window to rear aspect, radiator, feature fireplace with electric fire, wooden surround and slate hearth.

### Kitchen/Dining Room

3.60m x 3.75m (11' 10" x 12' 4") Window to front aspect, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, oven, electric hob with extractor over, slimline dishwasher, space for fridge freezer, space for dining table and a radiator.

### Utility Cupboard

Space for washing machine and dryer.

### Bedroom 2

2.43m x 2.00m (8' 0" x 6' 7") Window to side aspect and a radiator.

### Bathroom

2.30m x 1.68m (7' 7" x 5' 6") Obscured window to front aspect, bath with mains shower over and shower attachment, WC, wash hand basin and a heated towel rail.

### Bedroom 3

3.91m x 2.78m (12' 10" x 9' 1") Dual aspect windows, fitted wardrobe and a radiator.

## EXTERNALLY

Designated parking and communal garden area.

## ADDITIONAL INFORMATION

### Tenure

The property is leasehold with a term of 999 years from 24th March 1995. Service charge of £740 payable every 6 months which covers insurance, gardening and painting and repairs to the outside of The Hollies.

### 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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 our office turn right and continue along Station Street and onto St John's Street. After passing Derwent Street and the cinema, take the next right hand turn onto High Street, continuing along this road and the entrance to the Hollies is the first turning on the left hand side. Number 3 can be found immediately on the right hand side on entering the cul-de-sac.

