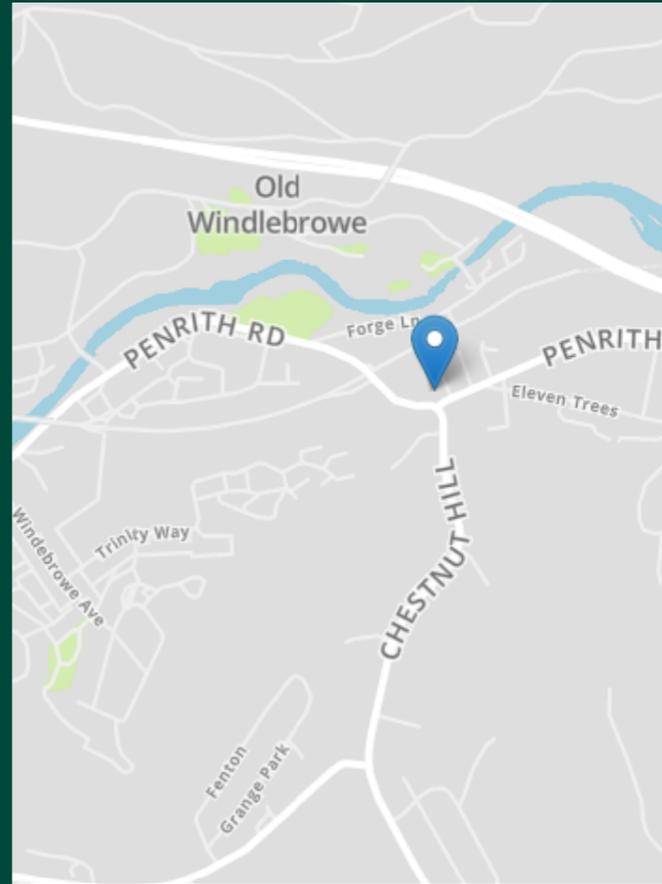


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



PFK

Approximate total area*
664.03 ft²
61.69 m²

(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 2 Ridgemount, Penrith Road, Keswick, Cumbria, CA12 4LJ

- Leasehold apartment
- Two bedrooms
- Successful holiday let
- Designated parking
- Council Tax - Assessed for business rate
- EPC D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



 017687 74546

 keswick@pfk.co.uk

 www.pfk.co.uk

LOCATION

Located close to the centre of Keswick in the heart of the Lake District National Park and conveniently positioned for access to the town's excellent amenities including quality restaurants and pubs, shops, cinema and the Theatre by The Lake. Close to the A591 giving easy access to the central and south lakes, and, for those wishing to commute, the A66 is also nearby for access to the M6 and Penrith mainline railway station (around 20 minutes' by car).

PROPERTY DESCRIPTION

A beautifully presented two bedroomed apartment, situated in Keswick with just a short walk into the town centre. The property has the benefit of designated parking and enjoys views over the Lakeland fells. The property briefly comprises large front porch, kitchen incorporating a dining area, shower room, separate WC, sitting room and two bedrooms. Currently utilised as a successful holiday let.

ACCOMODATION

Entrance Porch

2.18m x 1.28m (7' 2" x 4' 2") Window to rear aspect.

Kitchen /Dinning Room

2.82m x 5.44m (9' 3" x 17' 10") Window to rear overlooking the car park and surrounding woodland, a range of matching wall and base units, complementary work surfacing, oven, hob with extractor over, integrated dishwasher, stainless steel sink and drainer unit with mixer tap, freestanding fridge freezer and a radiator.

Shower Room

1.66m x 2.08m (5' 5" x 6' 10") Obscured window to rear aspect, wash hand basin, shower cubicle with mains shower.

Inner Hallway

1.00m x 1.69m (3' 3" x 5' 7") Wash hand basin, incorporating a separate WC with window to rear aspect.

Landing

Fitted storage cupboard

Living Room

4.15m x 3.63m (13' 7" x 11' 11") Window to front aspect with views over to the Lakeland fells, feature fireplace with electric stove and a radiator.

Bedroom

2.43m x 1.78m (8' 0" x 5' 10") Window to front aspect and a radiator.

Bedroom

4.25m x 3.35m (13' 11" x 11' 0") Window to front aspect and a radiator.

EXTERNALLY

Parking

Space for one car which is numbered. Shared use of a lockable outdoor cupboard located under the stairwell.

ADDITIONAL INFORMATION

Tenure and EPC

The tenure is leasehold: The lease is for a term of 999 years from 15 September 1980. Peppercorn rent. The lease does contain obligations in respect of repair and maintenance with both owners of upstairs and downstairs liable for half the cost of repair and maintenance, such as roof and gutters.

The EPC rating is D.

Referrals 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; 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. 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 onto Station Street and at the junction, head right onto Penrith Road past the fire station and petrol station. Continue past Travis Perkins and the apartment can be seen a short distance along on the left hand side, with designated offroad parking.

