

**FLAT 26, HOMETHWAITE HOUSE,
ESKIN STREET,
KESWICK**

**Edwin
Thompson**



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Flat 26, Homethwaite House, Eskin Street, KESWICK, Cumbria, CA12 4DG

Brief Résumé

Recently refurbished one bedroomed first floor retirement apartment situated in the heart of Keswick close to all local amenities. Residents communal lounge, laundry room and communal grounds.

Description

Homethwaite House was constructed by McCarthy & Stone Developments Ltd and comprises 40 properties arranged over 3 floors, each served by a lift. The property is within easy level walking distance to the town centre that has an array of shops, restaurants, cafes and bars. Close by is the iconic Alhambra Cinema and a short distance from there is the famous Theatre by the Lake and the shores of Derwentwater.

As you enter the property there is a good-sized entrance hall with plenty of space to hang coats and store shoes. To the left of the hallway is a newly installed shower room with a large walk-in shower. The bedroom is a double with built in wardrobes and a large window facing the rear of the property that looks to the communal grounds below. The lounge/ diner is a lovely light and bright room with



plenty of space for soft furnishings as well as a dining table and chairs, this room opens into a kitchen that benefits from a window to the side with views of Latrigg fell. The kitchen is modern in design and has a newly installed cooker and hob. The property is fully double glazed and has newly installed modern electric programmable heaters.

Accommodation:

Communal entrance, staircase and lift gives access to No. 26

Entrance door to:

Hallway

Space to hand coats and store shoes. Modern electric slimline panel heater.

Lounge

A lovely bright and airy room with a large window looking to the rear with the communal gardens below. Electric fire sat on marble hearth. Wall lights. Newly installed Dimplex Quantum electric heater. Space for dining table and chairs. Door to large storage cupboards with shelving and housing Triton Insta Flow hot water tank. Opens to:



Kitchen

Full range of wall, drawer and base units with contrasting work tops. Single bowl sink and drainer. Integrated electric oven and induction hob. Space for Fridge. Part tiled to walls. Window to side with views of Latrigg Fell and beyond.

Bedroom

Good sized double bedroom. Built-in wardrobe. Window to rear aspect.

Shower Room

Newly fitted. Large walk-in shower with Mira Sport electric shower, Respatex to walls. WC. Wash hand basin housed in contemporary vanity unit. Mirrored wall cabinet with lights above. Tall storage unit to wall. Part tiled above sink. Tile covering to floor. New Dimplex electric fan heater.

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty, there is a 24hr call system.



The vendor has informed us that all electrical goods within the apartment are available to purchase via separate negotiation.

Services

Mains electric, water and drainage are connected. Communal laundry room. Hot water is provided by a Triton Insta Flow hot water tank. Heating is via newly installed modern programmable electric heaters.

Outside

Communal garden.

Tenure

Leasehold. 125 years from 1 November 1987.

Ground Rent

£219.44 paid twice yearly.

Service Charge

£1213.50 paid twice yearly.

Council Tax

The GOV.UK website identifies the property as being within Band ‘B’. The Cumberland Council Website quotes at £1858.80 p.a.



Mobile phone and Broadband services

CA12 4DG		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



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

Average in CA12 4DG in the last 12 months:

⬇ Download: 8.7 Mbps

⬆ Upload: 0.8 Mbps

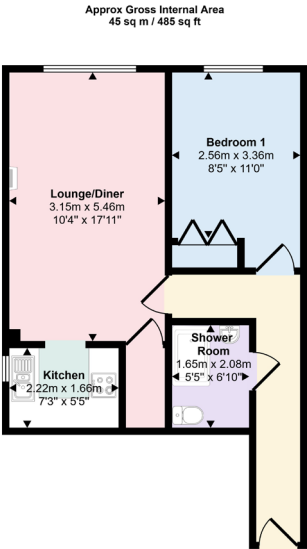
*Information provided by the thinkbroadband.com website.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3761832





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		