

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	67	
(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**  
5'7" x 7'3"  
1.71 x 2.23 m

5'8" x 3'0"  
1.74 x 0.92 m

**Bathroom**  
6'10" x 5'4"  
2.09 x 1.65 m

**Hallway**  
6'10" x 3'0"  
2.09 x 0.94 m

**Living/Dining Room**  
17'11" x 10'6"  
5.48 x 3.20 m

**Bedroom**  
13'6" x 8'8"  
4.12 x 2.65 m

**Hallway**  
3'0" x 8'8"  
0.93 x 2.65 m

Approximate total area<sup>(1)</sup>  
454.47 ft<sup>2</sup>  
42.22 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 33 Homethwaite House, Eskin Street, Keswick, Cumbria, CA12 4DG

- Second Floor Apartment
- One Bedroom
- Over 60's complex
- Close to all amenities
- Communal areas and garden
- Tenure - Leasehold
- Council Tax - Band B
- EPC rating D

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

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 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;
- 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@pfc.co.uk

www.pfc.co.uk

## LOCATION

Eskin Street is a lovely residential area, located close to the centre of Keswick and conveniently positioned for access to the town's excellent 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. 15 miles).

## PROPERTY DESCRIPTION

Homethwaite House was built by McCarthy and Stone in the late 1980s providing 40, 1 & 2 bedroom flats arranged over 3 floors. The development offers comfortable and secure accommodation for residents who must be over the age of 60 and is situated in a pleasant residential area within easy, level walking distance to the town centre and most local amenities.

This particular apartment occupies a favourable position on second floor to the front of the building with views over the town and towards the Lakeland fells. The property comprises hallway, spacious living room and archway to modern fitted kitchen, bedroom and bathroom with shower over.

There is a resident house manager and each flat is equipped with the usual 24 hour emergency call line. Communal facilities include attractive garden areas, a welcoming reception hall with adjacent managers office and spacious residents lounge. There is a lift service to each floor and a well equipped laundry room.

## ACCOMMODATION

### Hallway

2.09m x 0.94m (6' 10" x 3' 1") Intercom system and doors to all rooms.

### Living/Dining Room

5.48m x 3.20m (18' 0" x 10' 6") Picture window to the front elevation. feature electric fire with hearth and wooden mantle, cupboard housing hot water cylinder and electric meters with space for storage, wall lights, storage heater, loft hatch and archway into Kitchen.

### Kitchen

1.71m x 2.23m (5' 7" x 7' 4") Fitted with matching wall and base units with complementary worktop and tiled splashback, stainless steel sink and drainer with mixer tap, electric oven and grill with hob above and extractor over, integrated fridge and freezer and a window to the side elevation.

### Bedroom

4.12m x 2.65m (13' 6" x 8' 8") Window to the front elevation, wall lights, storage heater and built in wardrobe with hanging rail and shelf.

### Bathroom

2.09m x 1.65m (6' 10" x 5' 5") Fitted with a a three piece suite comprising bath with electric shower over, WC, wash hand basin with mirror and light over, fully tiled walls, heater and extractor fan.

## EXTERNALLY

### Parking

There is off road parking to the rear of the building.

### Communal Gardens

Well maintained, communal gardens to both front and rear of the development.

### Communal Laundry Room

The apartment building benefits from a communal laundry room.

## ADDITIONAL INFORMATION

### Tenure, Ground Rent & Service Charge

Tenure: the property is leasehold with a term of 125 years from 16th June 1988.

Ground Rent: approx £440 per annum is payable.

Service Charge: £1,600 per annum which includes lift maintenance, warden services, cleaning of common areas, buildings insurance and maintenance/decoration of external areas.

### 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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 electricity, water & drainage. Electric central heating and double glazing throughout. Telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/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 Keswick PFK office, head along Southey Street taking the third turning on the right to Helvellyn Street. Continue to the second right turning on to Eskin Street and

