



FLAT 2, HOMETHWAITE HOUSE ESKIN STREET | KESWICK | CUMBRIA | CA12 4DG

PRICE £100,000



SUMMARY

Occupying a central position in the stunning Lakeland town of Keswick, we are pleased to offer this ground floor warden controlled apartment. Homethwaite House provides living for those aged over 60 and the position on Eskin Street is well located for access to the wealth of shopping and eating facilities in the town centre so is perfect for mature buyers. The apartment includes a generous living/dining room with access door to the rear, leading out onto a seating area, a bijou fitted kitchen, a large double bedroom with fitted wardrobes and a modern easy access shower room. Offered with no chain this is a great buy so call us today and set up a viewing!

EPC band C

GROUND FLOOR COMMUNAL AREAS

The property is accessed via a security Intercom and the front doors lead into a communal hall with lift to upper floors, residents lounge used for entertainment and activities and guest suite for booked family stays. Ground floor hall leads to apartment door.

ENTRANCE HALL

Doors to rooms, built in storage cupboard with water heater, security intercom, coved ceiling

LIVING ROOM

Picture window to rear, double glazed door leading out onto seating area and residents carpark, electric heater, coved ceiling, electric fire with surround, opening into kitchen

KITCHEN

Fitted base and wall mounted units with work surfaces, electric hob with oven and extractor, integrated fridge freezer, single drainer sink unit

BEDROOM

Double glazed window to rear, two built in wardrobes, coved ceiling

SHOWER ROOM

Quadrant style double shower enclosure with electric shower unit, hand wash basin with cupboards under, low level WC. Tiled walls, electric heating

EXTERNALLY

To the rear is a compact garden area with space for seat/bench. The building also benefits from various communal garden areas, plus residents parking spaces which can be allocated to you by the warden.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Leasehold. Service charge £4548.12pa / Ground Rent £438.88 pa

Services: Mains water and electric are connected, mains drainage
Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge freezer

Broadband type & speeds available: Standard 17Mbps / Superfast 80 Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has good signal inside and out. O2 and 3 are good outside and variable inside. Vodafone is good outside and limited indoors.

Planning permission passed in the immediate area: None known

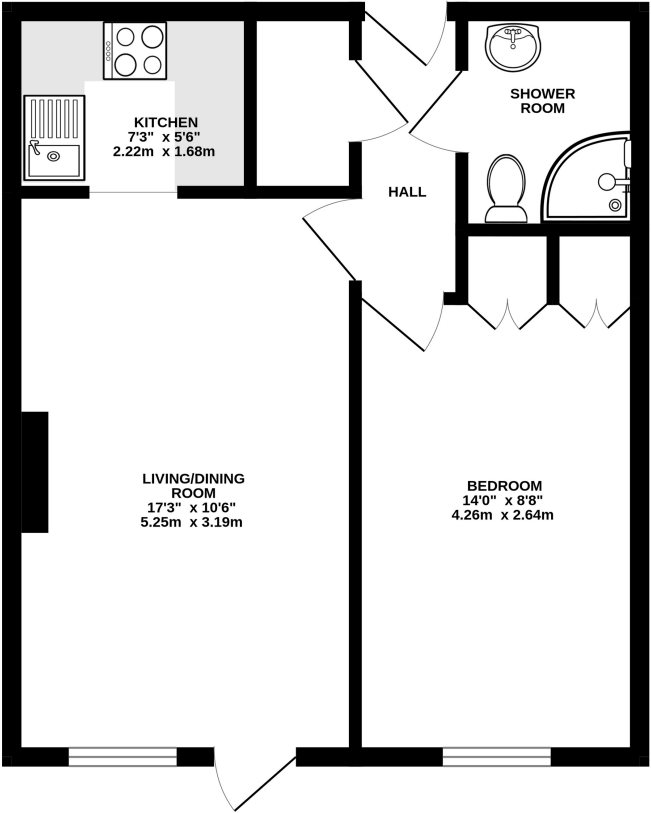
The property is not listed but is inside the Lake District National Park.

DIRECTIONS

From Keswick town centre head out on Penrith Road, turning right onto Greta Street, crossing Blencathra Street and becoming Eskin Street. Homethwaite House will be prominently located on the left hand side.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |