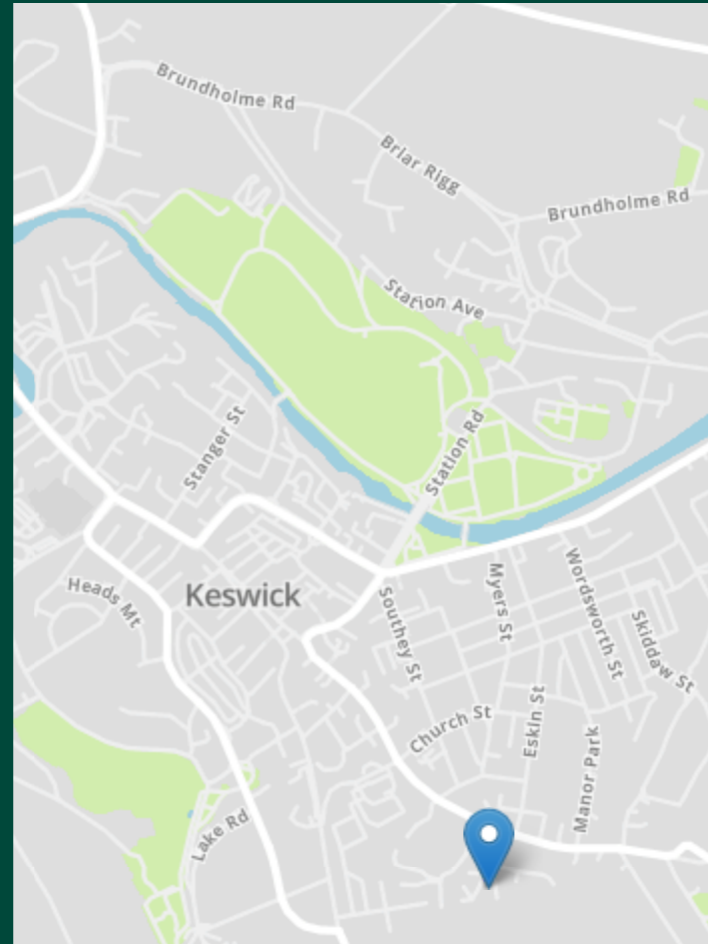


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	76	78
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

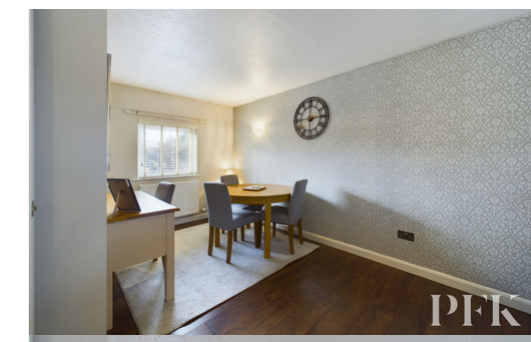
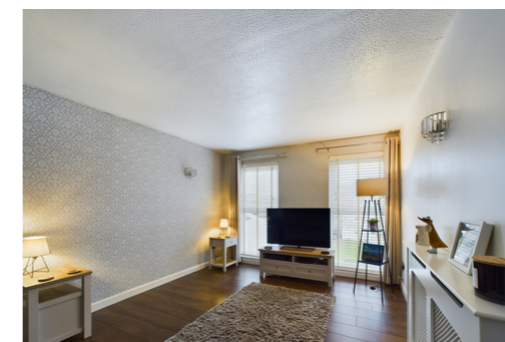


Approximate total area<sup>(1)</sup>  
586.64 ft<sup>2</sup>  
54.50 m<sup>2</sup>

(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



## 14 Castlehead Close, Keswick, Cumbria, CA12 4DJ

- 2 bed first floor flat
- Superb Lakeland views
- Tenure: leasehold
- Immaculately presented
- Local Occupancy Clause
- EPC rating C
- Close to town centre
- Council Tax: Band B
- Available 1 May 2024

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



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www.pfk.co.uk



## LOCATION

A popular residential area within easy walking distance of Keswick town centre and all the local amenities. Set amongst some spectacular Lakeland scenery to both front and rear, Keswick is a bustling market town with varied shops, restaurants, museum, the renowned Theatre by the Lake and good schools, both primary and secondary. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

## PROPERTY DESCRIPTION

An immaculately presented and comfortable, two bed roomed first floor flat in this popular residential area within easy walking distance of Keswick town centre and all local amenities. The property benefits from lovely views and within the complex, there are communal gardens and open spaces with residents parking provided. The accommodation briefly comprises entrance hall with built-in storeroom/utility/boiler room, a generous, dual aspect living/dining room, modern and well appointed fitted kitchen, two double bedrooms and a three piece modern shower room. With gas fired central heating and UPVC double glazing throughout, early viewing is highly recommended.

## ACCOMMODATION

### Entrance Hall

Accessed via communal entrance with stairs leading to the first floor. With wall light and doors leading to all rooms.

### Living/Dining Room

3.22m x 6.76m (10' 7" x 22' 2") A bright and spacious reception room with front aspect window and twin, full height windows to the rear, two radiators (one covered), wall lights and wood flooring.

### Kitchen

2.47m x 2.33m (8' 1" x 7' 8") Fitted with a range of quality wall and base units with complementary wood work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated Beko electric oven with gas hob and extractor over, integrated dishwasher and space for freestanding fridge freezer. Inset ceiling spotlights, wood flooring and front aspect window.

### Bedroom 1

2.78m x 3.44m (9' 1" x 11' 3") A rear aspect double bedroom with radiator.

### Bedroom 2

2.34m x 3.46m (7' 8" x 11' 4") Rear aspect double bedroom with radiator.

### Shower Room

1.36m x 2.28m (4' 6" x 7' 6") Fitted with three piece suite comprising walk in double shower cubicle with mains shower, wash hand basin and concealed cistern WC in vanity unit with mirror over. Vertical heated chrome towel rail, part tiled walls, inset ceiling spotlights and obscured front aspect window.

### Laundry/Utility Room

2.07m x 1.45m (6' 9" x 4' 9") With plumbing for washing machine and space for tumble dryer, shelved storage space, coat pegs and wall mounted central heating boiler.

## EXTERNALLY

Externally there are communal gardens and open spaces with non allocated private parking for residents. Outside the door into the flat, there are two two storage units for refuse bin storage.

## ADDITIONAL INFORMATION

### Management & Terms

Management: This property is managed by PFK.  
Terms: EPC rating: C  
Rental: £770 PCM plus all other outgoings  
Deposit: Equal to one month's rent

Please note Immigration Act 2014 checks will apply.

### Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property;  
Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

### Local Occupancy Clause

Please note the property is subject to a local occupancy provision. Occupiers will need to have lived or worked within the Lake District National Park for 3 years immediately preceding their application to rent.

### 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.

## LETTING 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 PFK Keswick office turn right on to Station Street and follow the road around on St John Street, continuing on to Ambleside Road, then turn right into Castlehead Close. Bear right and follow the road around where the property can be found on the left hand side.

