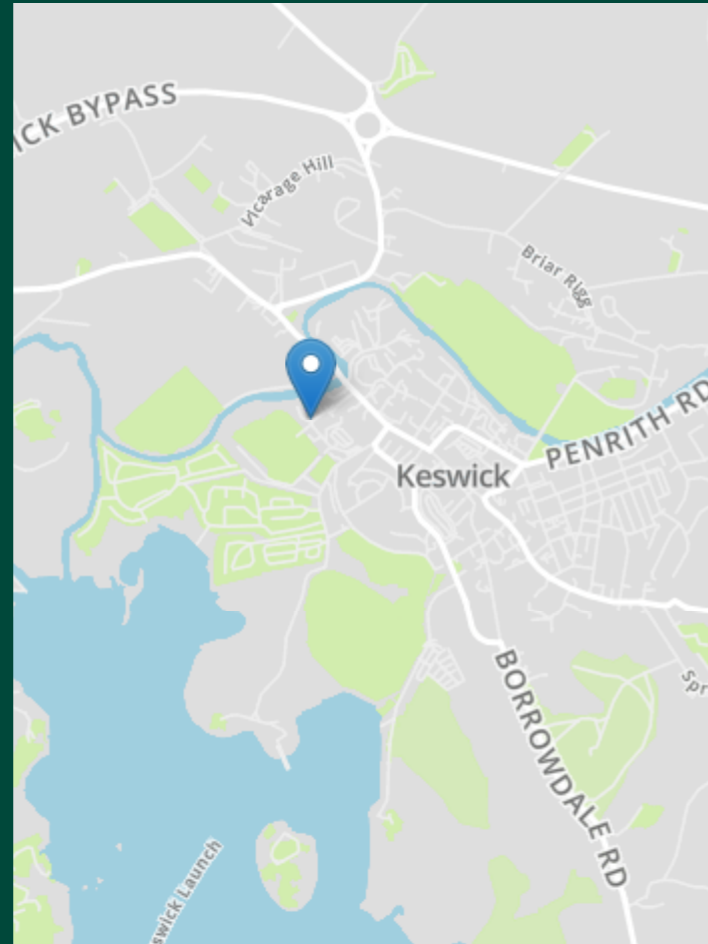


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	72	76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*
638.2 ft²
59.29 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



12 Howrahs Court, Keswick, Cumbria, CA12 5NT

- Ground floor apartment
- Leasehold apartment
- Town centre location
- Successful holiday let
- Council tax band assessed for business rates
- EPC Band C
- Two private parking spaces

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;
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LOCATION

The property is situated on the fringe of Keswick town centre in the heart of the Lake District National Park. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

PROPERTY DESCRIPTION

A beautifully presented ground floor apartment, set in a peaceful yet convenient location, with two private parking spaces immediately to the side of the property and easy access to the amenities of Keswick town centre. The property enjoys attractive fell views to the rear, looking towards Catbells, Barrow and Causey Pike to name but a few. The apartment has been well maintained and offers two bedrooms (one ensuite), three piece shower room, kitchen/breakfast room and sitting room with modern feature fireplace. All set in a convenient and sought after location, Maiden Moor is currently a successful holiday let, but it would be equally suitable as a second home or primary home.

ACCOMMODATION

Entrance Hallway

4.16m x 1.06m (13' 8" x 3' 6") Radiator, fitted cupboards, one housing a washer/dryer and one for storage.

Living Room

4.04m x 4.72m (13' 3" x 15' 6") Windows to rear aspect, feature modern electric fireplace, radiator and space for a dining table.

Kitchen

3.15m x 2.56m (10' 4" x 8' 5") Window to rear aspect, a range of matching wall and base units, complementary worktop, tiled splashback, built in microwave, stainless steel sink and drainer with mixer tap, oven with gas hob and extractor over, integrated fridge, integrated slimline dishwasher and a radiator.

Bathroom

1.86m x 1.78m (6' 1" x 5' 10") Obscure window to side aspect, shower cubicle with mains shower, wash hand basin, WC and a heated towel rail.

Bedroom 1

3.52m x 2.95m (11' 7" x 9' 8") Windows to front aspect, double fitted wardrobes and a radiator.

En-Suite

1.15m x 2.62m (3' 9" x 8' 7") Shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

Bedroom 2

2.36m x 2.56m (7' 9" x 8' 5") Window to front aspect, fitted wardrobe and a radiator.

Externally

Two private parking spaces to the side of the apartment.

ADDITIONAL INFORMATION

Leasehold Information

999 years from 1st May 1995

Service charge is £2,000 per year which covers buildings insurance including flood cover, window cleaning, sinking fund and maintenance of the shared areas. Howrahs' Court limited is the management company set up by the residents to which they meet yearly.

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; Emma Harrison Financial Services – 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 fired central heating and double glazing installed. 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 right on to Station Street. At the junction turn left on Victoria Street follow around through the next set of traffic lights to the mini-roundabout and take the first exit signposted Borrowdale. Turn right with Booths supermarket on your right, follow road passing the entrance to the supermarket car park and Howrahs Court is approximately 100 yards on the left hand side. Maiden Moor, 12 Howrahs Court is the last apartment on the left with the front door facing the road.

