
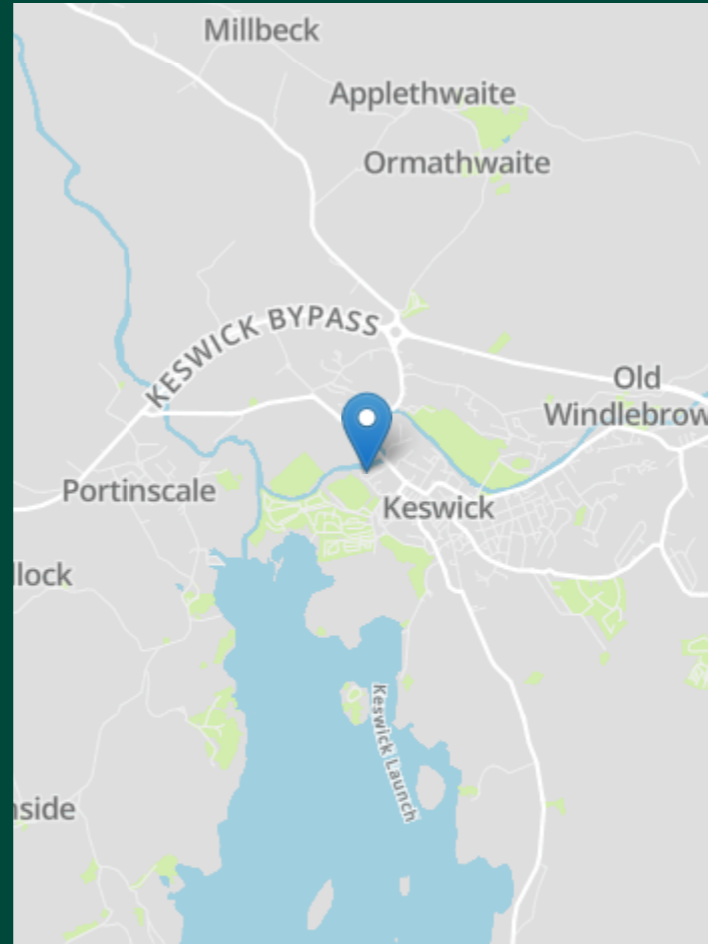


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



**Bathroom**  
5'5" x 6'7"  
1.67 x 2.03 m


**Hallway**  
16'4" x 3'5"  
5.00 x 1.05 m

**Kitchen**  
11'8" x 5'10"  
3.56 x 1.78 m

**Bedroom**  
8'8" x 14'0"  
2.64 x 4.28 m

**Living Room**  
15'4" x 11'7"  
4.69 x 3.53 m

**Hallway**  
6'3" x 5'5"  
1.92 x 1.65 m



Approximate total area<sup>(1)</sup>  
532.02 ft<sup>2</sup>  
49.43 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




## 11 Elm Court, Keswick, Cumbria, CA12 5NB

- Ground Floor Apartment
- One Bedroom
- Modern Kitchen
- Allocated Parking
- Views towards Skiddaw
- Communal Garden Areas
- Tenure - Leasehold
- EPC - C
- Council Tax - Assessed for business rate

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## LOCATION

Located close to the centre of Keswick, 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. 18 miles).

## PROPERTY DESCRIPTION

A modern immaculately presented one bedroom ground floor self contained apartment with allocated parking space within level walking distance of Keswick town centre. Currently utilised as a successful holiday let but would equally make a primary or second home. The property is fully double glazed with a large living room with views over the communal gardens and towards Skiddaw, fully fitted kitchen with appliances, modern shower room and double bedroom. The communal gardens are well maintained and allow space to sit out and relax.

### Communal Entrance Hall

Telephone security entrance system which takes you through the main front door and has wooden door leading to the flat.

### Entrance

1.92m x 1.65m (6' 4" x 5' 5") Spacious entrance area leading to hallway.

### Hallway

5.00m x 1.05m (16' 5" x 3' 5") Wooden flooring throughout. Storage cupboard with shelving. Doors leading to all rooms.

### Living Room

4.69m x 3.53m (15' 5" x 11' 7") A light and spacious room with dual aspect windows to the side and rear of the property providing views over the communal areas and towards Skiddaw, a radiator and space for a dining table.

### Kitchen

3.56m x 1.78m (11' 8" x 5' 10") Window to rear aspect with pleasant views over the communal garden area and towards Skiddaw. Fitted with matching wall and base units, asterite sink with mixer tap and drainer, AEG cooker with ceramic hob and extractor fan over, an eyelevel microwave fitted into the units, integrated dishwasher, integrated washer/dryer, integrated fridge, cupboard housing fully serviced gas fired combi-boiler, radiator and tiled floor.

### Shower Room

1.67m x 2.03m (5' 6" x 6' 8") Double shower cubicle with mains shower over, WC, wash hand basin with shelf and light up mirror above, extractor fan and chrome wall mounted radiator, fully tiled floor and walls.

### Bedroom

2.64m x 4.28m (8' 8" x 14' 1") Window to the side aspect, radiator.

## EXTERNALLY

### Parking and Grounds

Designated parking for one vehicle and further visitor parking. Pleasant communal garden areas which are well maintained.

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Leasehold with a term of 125 years from 24th June 1994. There is a service charge of £595.80 per annum which includes maintenance of the building and communal areas. EPC- The rating is C

### Referrals & 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; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE 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 Keswick office in the town centre, turn left onto Station Street and next left on to Victoria Street. Follow the road round through the town centre taking the left hand turn at the mini roundabout, onto Borrowdale Road. Turn right beside Booths supermarket and then next right again, follow the road until you enter Elliott Park where the Elm Court is situated straight ahead.

