
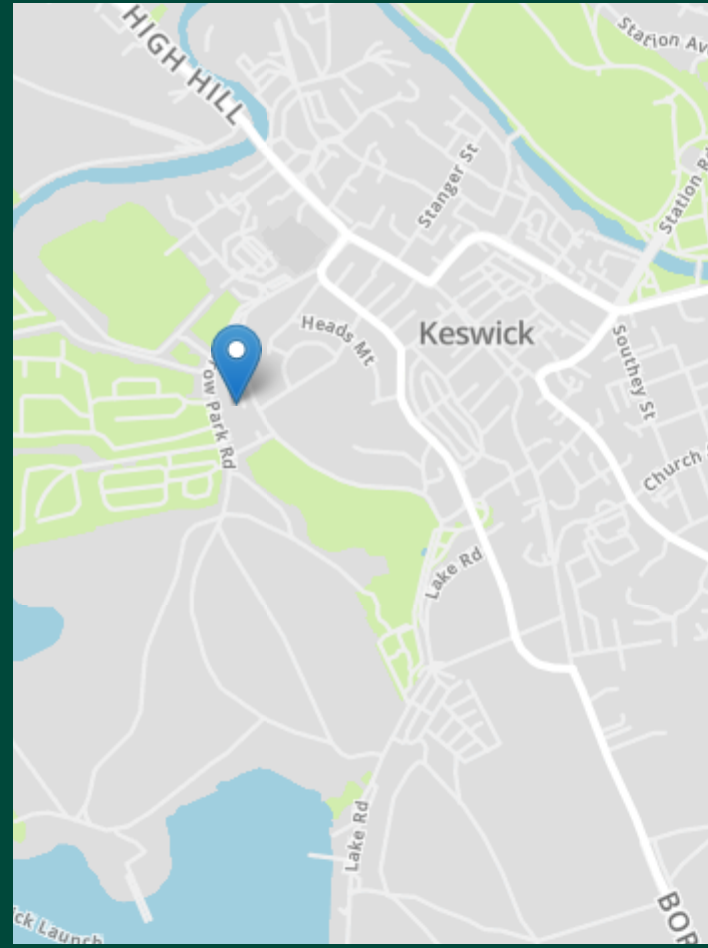



# PFK

Guide Price: £250,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>81</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\*  
720.89 ft<sup>2</sup>  
66.97 m<sup>2</sup>

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




55 Greta Gardens, Crow Park Road, Keswick, Cumbria, CA12 5EL

- Modern Second Floor Apartment
- Two Bedrooms
- Stunning Lakeland fell views
- On Site Facilities
- Local Restrictions Apply
- Tenure - Leasehold
- EPC - B
- Council Tax Band B

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## LOCATION

Conveniently situated within a short walking distance of the town centre. Keswick is a bustling market town within the Lake District National Park which has World Heritage Status. Adjacent to Derwentwater, surrounded by stunning Lakeland fells, the town caters well for everyday needs, with a range of shops, restaurants, fine old inns and pubs, a leisure pool, museum, Mary Hewetson Hospital, plus the renowned Theatre by The Lake and iconic Alhambra Cinema providing excellent year round entertainment.

## PROPERTY DESCRIPTION

Greta Gardens is a lovely residential development for the over 55's, comprising 69 self-contained apartments offering easy, secure, independent living and facilities including hairdressers, communal laundry room plus two communal rooms. The residents organise many social events in both rooms including quizzes, cinema evening and coffee mornings.

Conveniently situated within level walking distance of Keswick town centre, this second floor modern apartment comprises spacious hallway, open plan living/kitchen/dining area with access to a balcony area which offers stunning views over the town towards the Lakeland fells, two bedrooms and a wet room. Smoke and heat detectors are fitted together with pull emergency cords.

There is an allocated parking space and a private communal garden area for residents to enjoy. Local occupancy restrictions applies with full details available from the agents.

## ACCOMMODATION

### Communal Entrance Hall

Stairs and lift leading to all floors.

### Hallway

5.00m x 1.35m (16' 5" x 4' 5") Intercom system, emergency pull cords, picture window to the side elevation and doors to:-

### Living Room/Kitchen

Open plan room.

Living Room - 5.79m x 2.89m (19' 0" x 9' 6") Radiator, ample space for a dining table, patio door and side panel to a balcony.

Kitchen - 2.49m x 4.03m (8' 2" x 13' 3") Fitted with wall and base units, wooden worktop and upstand, stainless steel sink and drainer, hob, splashback, extractor, eyelevel oven and grill, space for fridge freezer, window to the front elevation overlooking Skiddaw.

### Balcony

Glass panel to two sides with fantastic views across to the rugby club and the Lakeland Fells.

### Bedroom 1

3.82m x 3.82m (12' 6" x 12' 6") Radiator, emergency pull cord, picture window to the side elevation and door into wet room.

### Wet Room

2.03m x 2.87m (6' 8" x 9' 5") Mains powered shower, WC, pedestal wash hand basin with mirror, light and shaver socket above, emergency pullcord, full tiled walls and extractor fan. Jack and Jill door takes you into the hallway.

### Bedroom 2

2.88m x 2.48m (9' 5" x 8' 2") Dual aspect windows to the front aspect and side elevation with extensive views, radiator and emergency pull cord.

## EXTERNALLY

### Communal Gardens

### Private Residents Parking

## ADDITIONAL INFORMATION

### Local Occupancy Clause

Please note that this property is subject to a local occupancy clause restricting the sale to those over the age of 55, who have resided within a CA12 postcode within the last 3 years, and/or currently or last employed by a company whose base was in the town of Keswick. For further information please contact PFK Keswick branch office.

### Tenure & Service charge

Tenure is leasehold with a term of 125 years from 1st April 2015. There is a service charge of £86.52 per week.

### 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 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 gas, electricity, water and drainage. Electric 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 office head along Bank Street on to Main Street. On reaching the roundabout, take the first left and after passing the entrance to Booths supermarket, bear right and Greta Gardens is almost immediately on the left with parking at the front.

