



Keswick

Offers in the region of £260,000

Flat 17, Riverside Lodge, Station Road, Keswick, CA12 4ND

An outstanding superbly upgraded self-contained two bedroom lift-serviced second floor apartment benefitting from a meticulous standard of comprehensive refurbishment completed in 2024.

Most conveniently situated in Keswick town centre this exceptional apartment provides an immaculate standard of tastefully appointed accommodation with delightful views directly over Fitz Park and the River Greta to the fells.

Occupancy of the apartment as a primary home or recreational second home is restricted to persons aged 55 or over and holiday letting use is prevented.

Internal viewing is highly recommended.

Quick Overview

Superbly upgraded self-contained second floor apartment

Meticulously and comprehensively refurbished in 2024

Occupancy for residents aged 55 or over

Most convenient town centre location

Delightful views over Fitz Park and the River Greta to the fells

Immaculately presented and tastefully appointed accommodation

Two double bedrooms and luxurious shower room

Stylish contemporary fitted kitchen with high quality integrated appliances

Lift-serviced

Large garage and communal on-site parking



2



1



1



D



Ultrafast
Broadband
Available



2

Property Reference: KW0503



Kitchen

Accommodation

Ground Floor:

Communal Entrance Hall

With lift and stairway.

First Floor:

With stairway.

Second Floor:

Communal Landing.

Entrance Hall

With security entrance intercom and 24 hour emergency call assistance, built in cupboard.

Living Room

With front bay window, electric radiator.

Bedroom One

With electric radiator, range of fitted bedroom furniture including wardrobes, cupboards and drawers.

Bedroom Two

With electric radiator.



Living / Dining Room

Kitchen

With a range of Hacker fitted base and wall units including pelmet lighting, silestone quartz work surfaces and splashbacks, undermounted sink with mixer tap, integrated Siemens oven and microwave, AEG induction hob, extractor unit, AEG fridge, AEG freezer, NEFF dishwasher, Siemens washing machine.

Shower Room

With under floor heating, WC, wash hand basin, large shower cubicle, ceramic wall tiling, electric radiator, heated towel rail, built in cupboard with space for a dryer.



Living / Dining Room

Outside:

Private communal car park.

Garage 24'7 x 9'5

With electric light.

Services

Mains water, electricity and drainage. Electric heating from recently installed replacement programmable radiators. Security intercom entry system. 24 hour emergency call system with remote control activator.



Living / Dining Room



Living / Dining Room



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Shower Room

Tenure

99 year leasehold from November 2012.

Service Charge

We are advised that the service charge amounts to £208 per month for building insurance, upkeep of the common parts, general maintenance and a sinking fund.

Council Tax

Band D.

Occupancy Conditions

Occupancy of the apartment is restricted to persons aged 55 or over and the use of the apartment for holiday letting is prohibited. The apartment can be used as a recreational second home for the owners who are aged 55 or over. Conventional rentals for 6 months or more may be permitted with consent from Anchor Housing Association provided the tenants are aged 55 or over.

Directions

From Keswick town centre proceed from Main Street onto Bank Street and then turn left onto Station Road where Riverside Lodge is situated on the left after the row of terrace houses.

What3words

///honest.sourcing.advice

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £260,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



View



View



View



View

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey

Sales Manager & Property Valuer

Tel: 017687 41741

Mobile: 07368 416931

nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741

keswicksales@hackney-leigh.co.uk



Yvonne Varney

Sales Team

Tel: 017687 41741

keswicksales@hackney-leigh.co.uk



Sue Jackson

Viewing Assistant

Tel: 017687 41741

keswicksales@hackney-leigh.co.uk



Angela Bell

Viewing Assistant

Tel: 017687 41741

keswicksales@hackney-leigh.co.uk



Chris Houghton

Viewing Assistant

Tel: 017687 41741

keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 741741** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



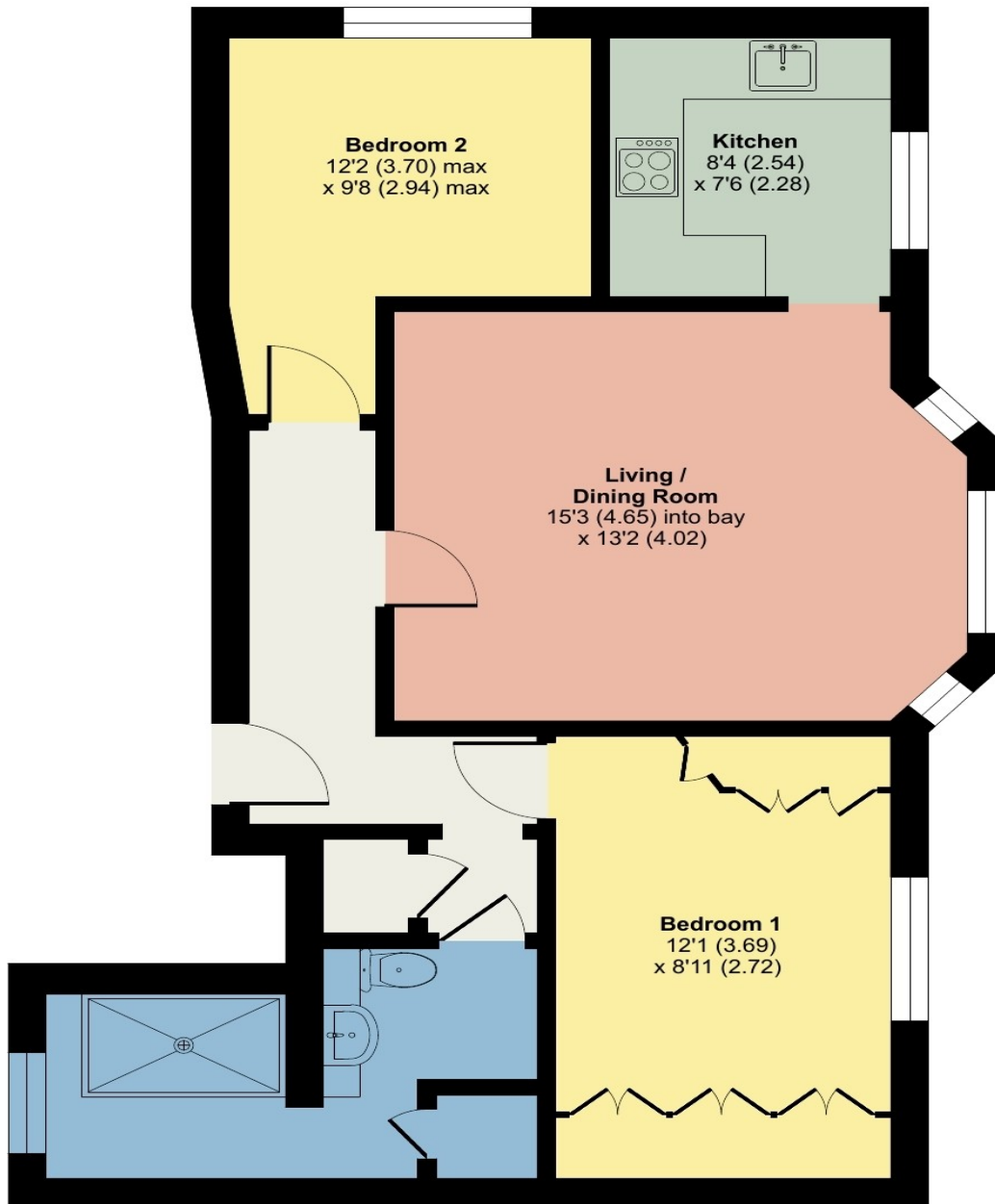
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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

Flat 17, Riverside Lodge, Station Road, Keswick

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1381312

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Request a Viewing Online or Call 01768 741741