



Flat 3, The Hollies High Street, Keswick - CA12 5AH

Guide Price £375,000

PFK

Flat 3

The Hollies High Street, Keswick

A spacious and well appointed apartment with three bedrooms, lovely views and private parking in the heart of the town centre.

- First floor apartment
- Designated parking
- Council Tax: Business Rates
- Tenure: Leasehold
- EPC Rating D





Entrance Hallway

3' 9" x 22' 2" (1.15m x 6.75m)

Radiator and window to front aspect.

Bedroom 1

12' 5" x 12' 5" (3.79m x 3.79m)

Window to rear aspect, fitted dresser, fitted wardrobes with bedside cabinet and a radiator.

Living Room

14' 9" x 12' 4" (4.50m x 3.77m)

Window to rear aspect, radiator, feature fireplace with electric fire, wooden surround and slate hearth.

Kitchen/Dining Room

11' 10" x 12' 4" (3.60m x 3.75m)

Window to front aspect, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, oven, electric hob with extractor over, slimline dishwasher, space for fridge freezer, space for dining table and a radiator.

Utility Cupboard

Space for washing machine and dryer.

Bedroom 2

8' 0" x 6' 7" (2.43m x 2.00m)

Window to side aspect and a radiator.

Bathroom

7' 7" x 5' 6" (2.30m x 1.68m)

Obscured window to front aspect, bath with mains shower over and shower attachment, WC, wash hand basin and a heated towel rail.

Bedroom 3

12' 10" x 9' 1" (3.91m x 2.78m)

Dual aspect windows, fitted wardrobe and a radiator.



ADDITIONAL INFORMATION

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.

Directions

From our office turn right and continue along Station Street and onto St John's Street. After passing Derwent Street and the cinema, take the next right hand turn onto High Street, continuing along this road and the entrance to the Hollies is the first turning on the left hand side. Number 3 can be found immediately on the right hand side on entering the cul-de-sac.





COMMUNAL GARDEN

ALLOCATED PARKING

1 Parking Space



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Approximate total area^{*)}
859.15 ft²
79.82 m²

*) 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.

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