



12a, Helvellyn Street, CA12 4EN

Guide Price £325,000

PFK

12a Helvellyn Street, Keswick

The Property

A beautifully presented first floor apartment, light and spacious with original Victorian features, such as the high ceilings and stone facade. The property is on the corner of Helvellyn street and Leonard Street, the large sitting room particularly benefits from this having two box bay windows bringing in lots of light and highlighting the lovely surrounding Lakeland fell views. There is a good sized entrance hallway into the building with fitted storage cupboard, shared with only one other apartment, entrance porch into 12A, two double bedrooms, one with ensuite, kitchen and good sized dual aspect sitting room with two bay windows. One of only three apartments within the original building and only a five minute walk from the town centre, this property needs to be viewed be fully appreciated.

- Leasehold
- Beautifully converted apartment
- Council tax band B
- Town centre
- Lakeland fell views
- First floor & 1 of 3 apartments
- EPC rating D





12a Helvellyn Street, Keswick

Location & Directions

Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, a leisure pool, museum, cinema and the much respected Theatre By The Lake. The property is located in a popular residential area, within a short walk of the town centre and set amongst some spectacular scenery.

Directions

From PFK office, head right along Southey Street. Take the third turning on the left on to Helvellyn Street where the property can be found on the right hand side on the corner of Leonard Street.



ACCOMMODATION

Entrance Porch

3' 11" x 2' 11" (1.20m x 0.88m)

Hallway

22' 5" x 2' 10" (6.83m x 0.87m)

Window to rear aspect and a radiator

Bedroom 1

11' 2" x 7' 8" (3.41m x 2.34m)

Window to front aspect, fitted wardrobe and a radiator.

Ensuite

6' 9" x 2' 5" (2.07m x 0.74m)

Wash hand basin, shower cubicle with mains shower, WC and a heated towel rail.

Bathroom

5' 2" x 10' 5" (1.57m x 3.18m)

Window to front aspect, WC, fitted cupboard, bath with mains shower over, wash hand basin and a heated towel rail.

Bedroom 2

11' 4" x 14' 2" (3.46m x 4.33m)

Box bay window to front aspect enjoying Lakeland fell views over the rooftops of Keswick.

EXTERNALLY

On street parking





ADDITIONAL INFORMATION

Services

Mains electricity and water, gas central heating and mains drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Tenure

The lease is 999 years from 1st October 2005. The three apartment owners have a share of the freehold, which is held in a limited company and a joint account is set up for buildings insurance and external maintenance.

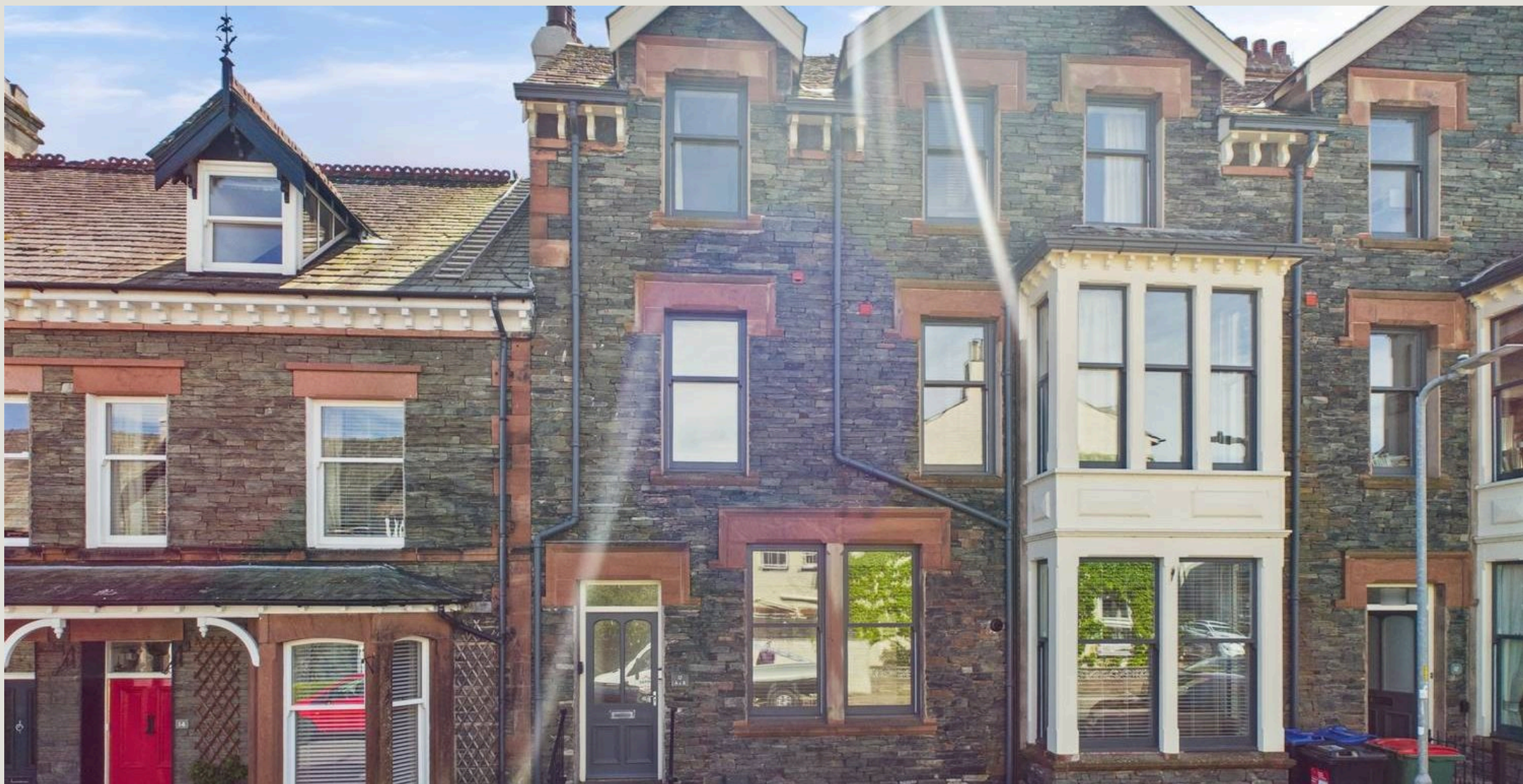
Referrals and Other Payments

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 2024 was £221.00; 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

PFK

