

# PFK



12a, 0 Helvellyn Street – CA12 4EN

Guide Price £325,000

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## 12a

### 0 Helvellyn Street, Keswick

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



## 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.

### Kitchen

6' 8" x 13' 6" (2.04m x 4.12m)

Galley kitchen with a range of matching wall and base units, granite worktop, inset sink with stainless steel mixer tap, window to front aspect, oven, gas hob with extractor over, integrated slimline dishwasher, integrated fridge freezer and integrated washing machine.

### Living Room

16' 7" x 16' 2" (5.05m x 4.93m)

Dual aspect with two box bay windows, feature gas fire with marble surround, space for a dining table and a radiator.



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#### 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.

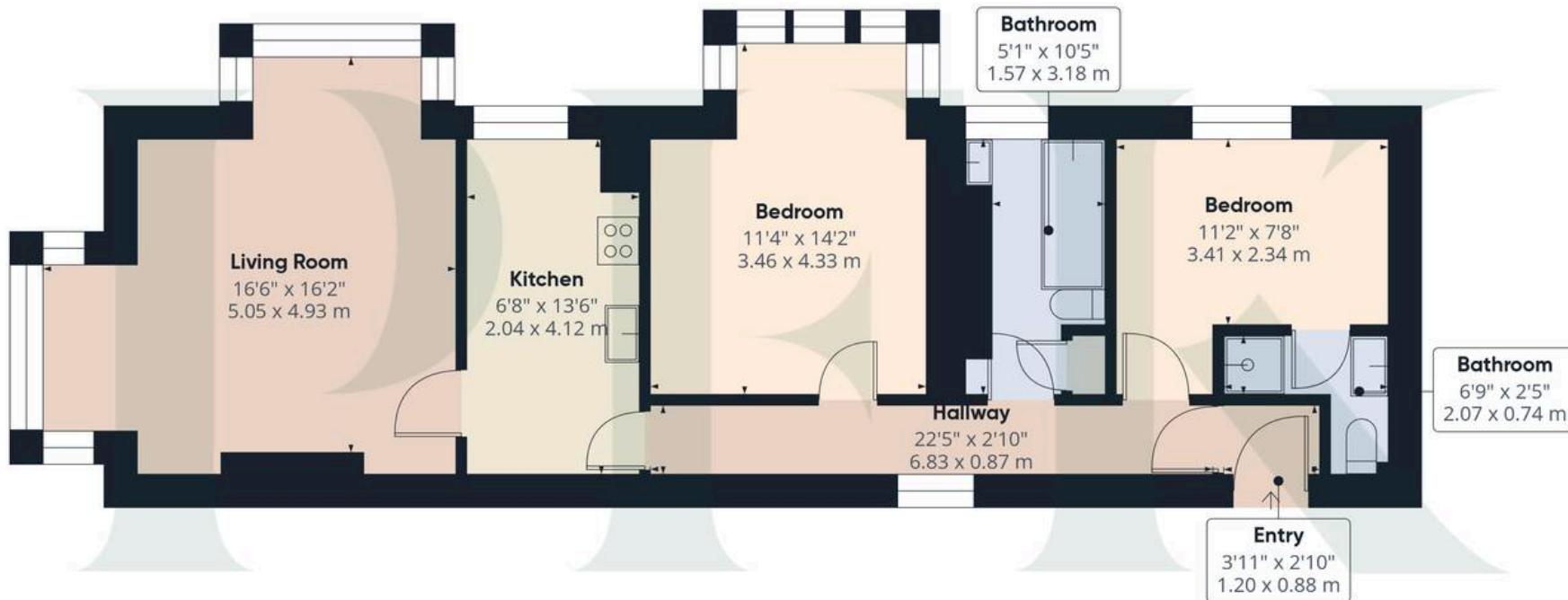
##### Referrals and Other Payments

PKF 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 PKF 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.

##### Directions

From PKF office, head right along Southe 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.





Approximate total area<sup>(1)</sup>

722 ft<sup>2</sup>  
67.1 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.

Calculations are based on RICS IPMS 3C standard.

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## PFK Estate Agency Keswick

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