



Flat 10, Greta Grove House Elliott Park, Keswick – CA12 5NF

Guide Price £270,000

PFK

Flat 10

Greta Grove House Elliott Park, Keswick

Attractive ground floor apartment, private parking and views; well located for easy access to a wide range of amenities within Keswick town centre.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground floor apartment
- Two bedrooms
- Allocated parking
- Town centre
- Tenure: Leasehold
- Council Tax: Band D
- EPC rating C





ACCOMMODATION

Entrance Hallway

20' 9" x 4' 6" (6.32m x 1.37m)

Two fitted cupboards and a radiator.

Living Room

13' 1" x 11' 8" (4.00m x 3.55m)

Patio doors to a private seating area, feature fireplace with electric fire and a radiator.

Kitchen

13' 10" x 7' 6" (4.22m x 2.28m)

Window to rear aspect, a range of matching wall and base units, tiled splash back, complementary worktop, oven, hob with extractor over, stainless steel sink and drainer with mixer tap, integrated fridge freezer, dishwasher and washing machine, space for dining table and a radiator.

Bedroom 1

11' 1" x 9' 5" (3.39m x 2.87m)

Window to side aspect, fitted wardrobes, fitted dressing table and a radiator.

Bedroom 2

9' 9" x 13' 11" (2.96m x 4.24m)

Window to front aspect, fitted wardrobes, fitted dresser and a radiator.



Ensuite Shower Room

2' 10" x 7' 5" (0.86m x 2.25m)

WC, wash hand basin, shower cubicle with electric shower and a heated towel rail.

Bathroom

5' 5" x 8' 0" (1.66m x 2.45m)

WC and wash hand basin set in vanity unit, bath with mains shower over and a heated towel rail.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. 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.

Leasehold Details

The leasehold is 999 years from 1 May 1997 with a management company in place to oversee the maintenance and painting of external and common areas and grounds, lift maintenance and building insurance. There is a service charge of £2,280 p.a. payable as £190 per month or two six monthly payments of £1,140.

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 : Naphthens 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 the office head along Bank Street into Main Street. On reaching the roundabout, take the first exit to the left and almost immediately right opposite Booths supermarket. Continue straight ahead into Elliott Park and Greta Grove House is around to the right, with parking to the front.





COMMUNAL GARDEN

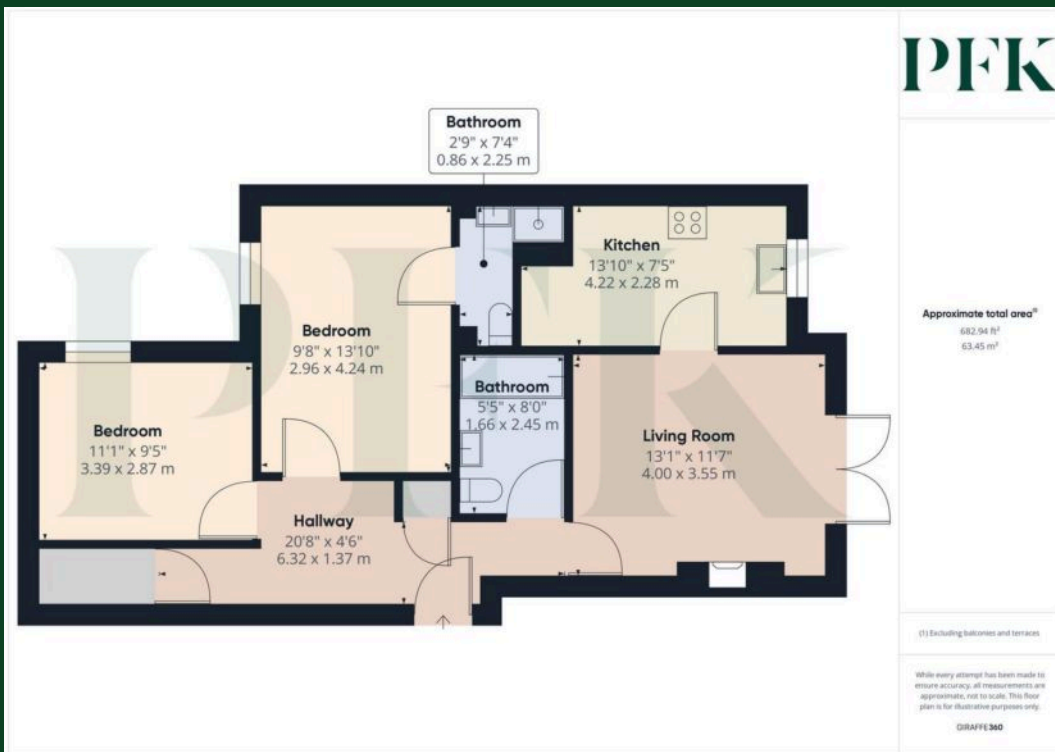
Surrounding lawns and planted borders. Patio doors from the living room lead to a pleasant seating area in the shared garden.

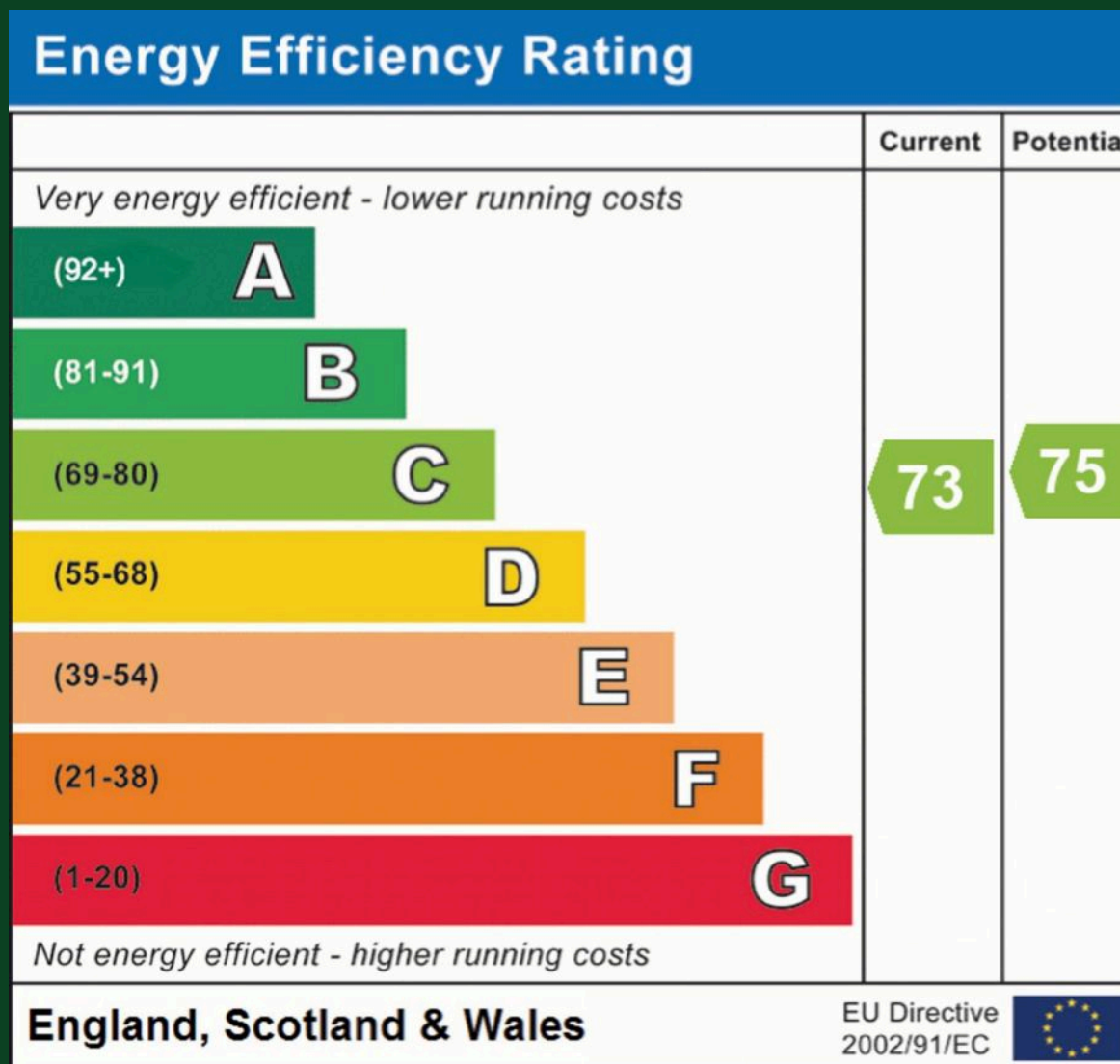
ALLOCATED PARKING

1 Parking Space

Allocated parking is available, with additional visitor parking also available







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