



Flat 15, Greta Grove House, Elliott Park, Keswick CA12 5NF

Guide Price **£292,250**

PFK

Flat 15, Greta Grove House

The Property:

An immaculately presented first floor apartment with private parking. Well located for easy access to a wide range of amenities within Keswick town centre, and is within a 5 minute walk of parks and recreational areas. The apartment is approached from the adjacent parking area, via a light and airy communal entrance hall and stairwell serving all apartments, together with lift access. The apartment has a good sized entrance hallway with fitted storage cupboards, modern kitchen with fitted appliances, dual aspect sitting room, two double bedrooms, one with ensuite and a family bathroom. All in well kept communal gardens looked after by the residents management company.

- EPC rating B
- First floor beautifully presented apartment
- Two bedrooms
- Allocated parking and lift access
- No onward chain
- Town centre
- Leasehold
- Council tax band: assessed for business rates





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Location & directions:

Conveniently situated within a short walking distance of the town centre. Keswick is a bustling market town situated within the Lake District National Park which has World Heritage Status. Adjacent to Derwentwater, surrounded by stunning Lakeland fells, the town caters well for everyday needs, with primary and secondary schools, a range of shops, restaurants, fine old inns and pubs, museum, Mary Hewetson Hospital, plus the renowned Theatre By The Lake and iconic Alhambra Cinema providing excellent year round entertainment.

Directions

The property can easily be located using postcode CA12 5NF or can otherwise be found using what3words location [///widgets.simulator.blocking](https://www.what3words.com/#!/en/CA125NF)



ACCOMMODATION

Entrance Hallway

3' 3" x 12' 4" (1.00m x 3.77m)

With a radiator and wall mounted coat hooks and two fitted cupboards.

Living Room

With door to Juliette balcony having pleasant views of Latrigg, window to side aspect, feature fireplace with electric fire, radiator and space for dining table and chairs.

Kitchen

5' 11" x 12' 6" (1.80m x 3.81m)

Window to rear aspect, a range of matching wall and base units, tiled splashback, ceramic sink, drainer and stainless steel mixer tap, eye level double oven, induction hob with extractor over, integrated slimline dishwasher, fridge, freezer and washing machine, built in microwave, fold down breakfast bar/work prep station and a radiator.

Main Bedroom

11' 11" x 10' 0" (3.64m x 3.05m)

Dual aspect room with fitted dressing unit, wardrobe and a radiator.

Ensuite

4' 6" x 6' 5" (1.36m x 1.95m)

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

Bedroom 2

12' 5" x 8' 3" (3.78m x 2.51m)

Dual aspect room with fitted wardrobe and a radiator.

Bathroom

6' 6" x 6' 4" (1.99m x 1.93m)

Bath with mains shower over, fitted storage unit, WC, wash hand basin and a heated towel rail.





EXTERNALLY

Garden

Communal gardens and grounds.

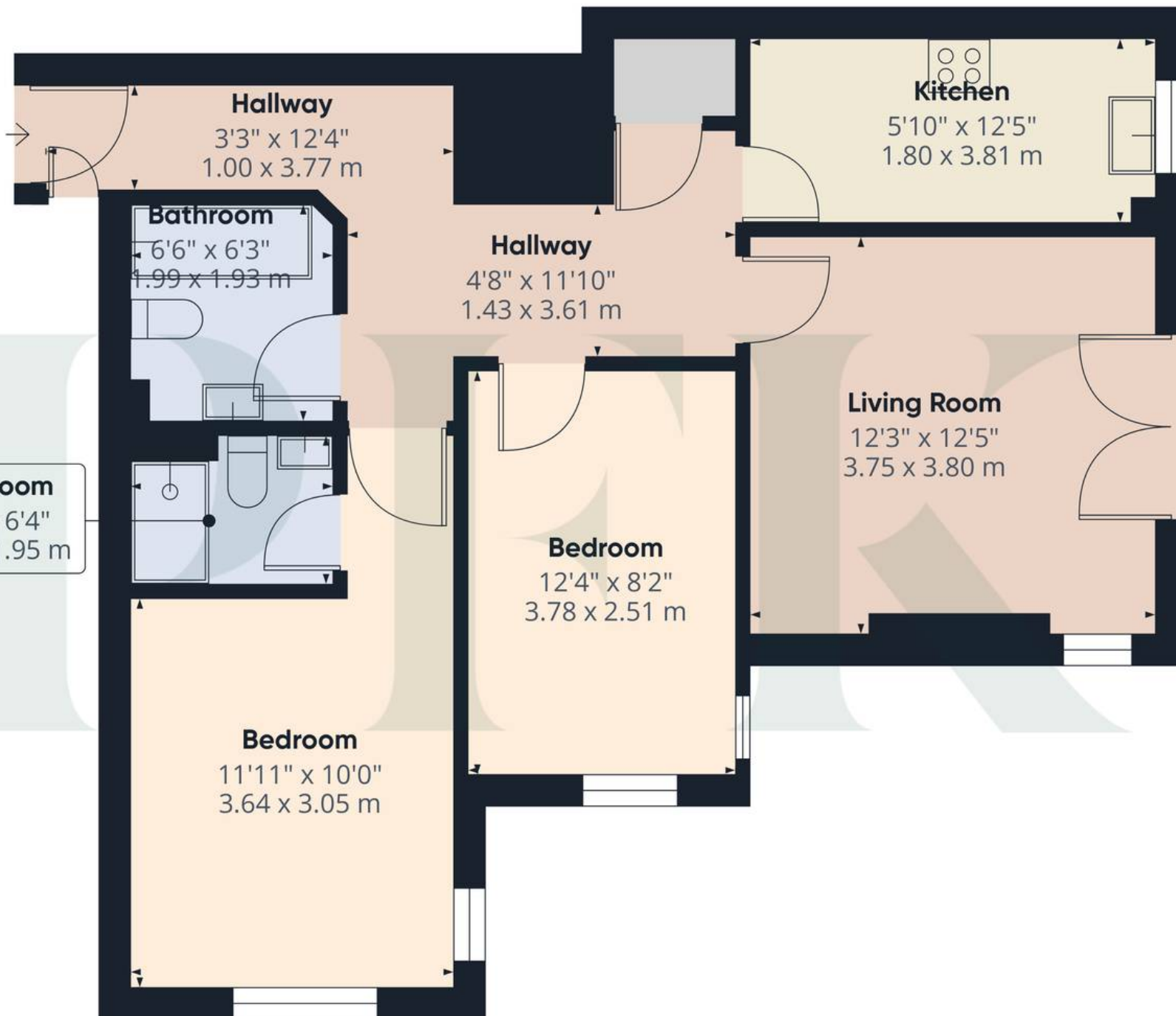
ALLOCATED PARKING

1 Parking Space

Allocated parking is available, with additional visitor parking.



Bathroom
4'5" x 6'4"
1.36 x 1.95 m



Approximate total area⁽¹⁾

656 ft²
60.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services

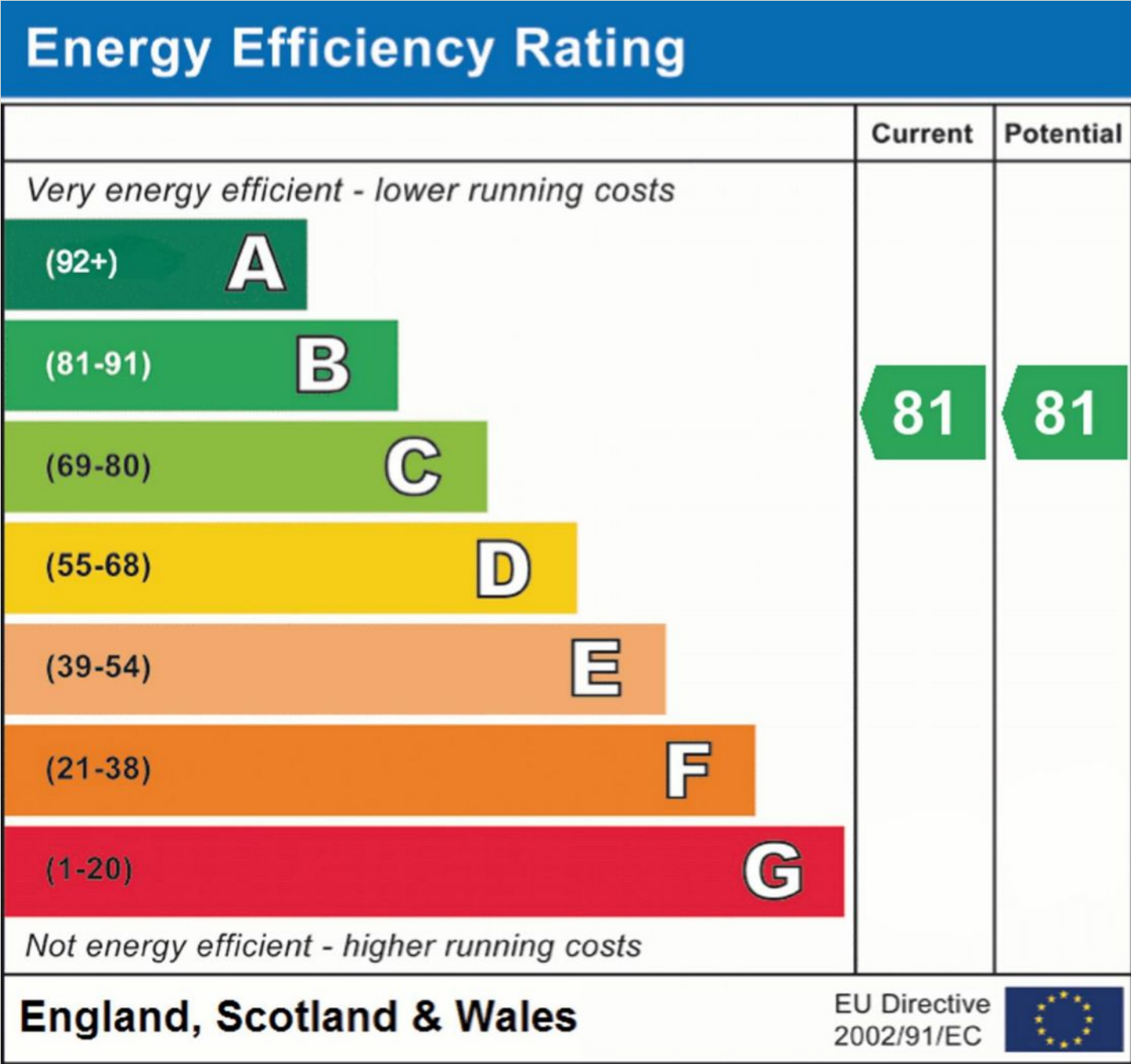
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

Tenure

A 999 year lease is in place from 1 May 1997. A residents management company is in place (Greta Grove House Ltd) who oversee maintenance and painting of external and common areas and grounds, lift maintenance and buildings insurance with a monthly service charge of £210.00 payable towards this.

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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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