

**FLAT 14 RIVERSIDE LODGE  
STATION ROAD  
KESWICK  
CUMBRIA**

**Edwin  
Thompson**



A comfortable, well-presented two bedroomed apartment in a popular riverside development apartment. Easy access to first floor. Lovely outlooks over the River Greta and Fitz Park, conveniently close to Keswick town centre. For residents over 55 years of age. Early viewing advised.

**Zoopla.co.uk**

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**REF: K830066**

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### Description

Riverside Lodge is a purpose-built development of nineteen apartments, constructed in 1989 and professionally managed by Hanover. Residents must be over 55 years of age and Hanover's website indicates that cats and dogs are generally accepted. Services include visiting management staff, a community alarm system, and a lift to service all floors. This apartment is located on the first floor. Riverside Lodge is ideally located close to the town centre and within easy level walking distance of most local amenities, as well as being directly opposite the delightful open spaces within Fitz Park which also offers recreational facilities such as tennis, bowls, and croquet. Riverside Lodge, as the name suggests, is situated directly on the bank of the River Greta, which provides an inspirational outlook over the river to Fitz Park and, with seasonal changes, some mountain views beyond.

This apartment comprises hallway, lounge overlooking the river, breakfast kitchen also overlooking the river, 2 bedrooms and shower room. The apartment is double glazed, has electric night storage heaters, and emergency 24-hour call line facility. This apartment enjoys easy access from Station Road, where there is also an adjacent car park for use by the residents.

### Accommodation:

#### Hallway

Electric heater. Storage cupboard. Access to Living Room, two bedrooms and shower room.

#### Living Room

Double glazed window overlooking the river and Fitz Park. Feature fireplace. Electric heater. Door to:

#### Breakfast Kitchen

Double glazed window overlooking the river and Fitz Park. Drawer-lined base units, three double wall units, complimentary worktop. Stainless steel sink. Space for fridge freezer. Plumbing for washing machine and dishwasher. Electric heater. Space for dining table.

#### Bedroom One

Double glazed window. Mirror fronted wardrobes. Electric heater.

#### Bedroom Two

Double glazed window. Electric heater. Storage cupboard with light.

#### Shower room

Three-piece suite comprising WC, wash hand basin and shower cubicle with Mira electric shower. Airing cupboard housing hot water tank.



### Services

Mains electricity, water and drainage are connected. Electric water heating is on Economy 7 and space heating is provided by electric night storage heaters. The flat is equipped with an emergency 24-hour call line which may be activated from individual rooms. A lift serves each floor of the building, although this is not required for access to this apartment, and an integrated fire alarm system is installed.

### Agent's Note

Qualifications for residency are that residents must be over the age of 55.

### Council Tax

To be confirmed.

### Tenure and Service Charge

We are informed that the apartment is held on a 99 year Lease from 2010. A Ground Rent is payable, currently £150 per annum, and a Service Charge of approximately £124 per month for the year 2017 is payable to cover the cost of common services, including maintenance and buildings insurance.

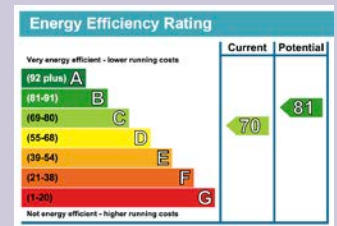
### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

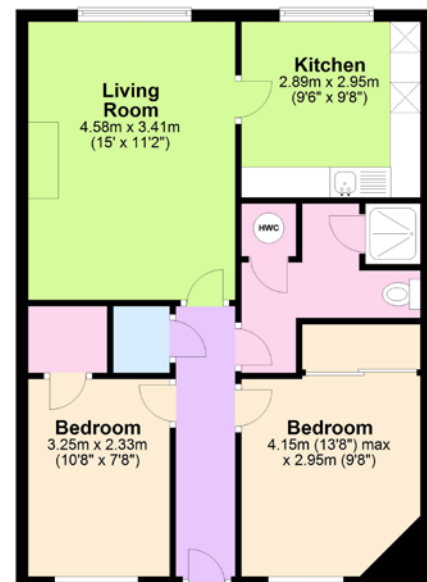
### Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

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### Floor Plan



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