



9 Castlehead Close, Keswick, CA12 4DJ

Guide Price **£199,000**

PFK

9 Castlehead Close

The Property:

An immaculately presented local occupancy home, two bedroomed ground floor flat in this popular residential area within easy walking distance of Keswick town centre and all local amenities. The property benefits from lovely views of the surrounding Lakeland fells, there are communal gardens and open spaces with residents parking provided. The accommodation briefly comprises entrance hall with built in storeroom/utility/boiler room, shower room, a generous dual aspect living/dining room with access to a private patio area, modern and well appointed fitted kitchen, two double bedrooms and a three piece modern shower room.

- **Ground floor apartment**
- **Local occupancy condition**
- **Tenure: Leasehold**
- **EPC rating TBC**
- **Council Tax: Band B**
- **Two bedrooms**
- **Lakeland fell views**
- **Convenient town centre**





9 Castlehead Close

Location & Directions:

A popular residential area within easy walking distance of Keswick town centre and all the local amenities. Set amongst some spectacular Lakeland scenery to both front and rear, Keswick is a bustling market town with varied shops, restaurants, museum, the renowned Theatre by the Lake and good schools, both primary and secondary. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

Directions

The property can easily be located using postcode CA12 4DJ or can otherwise be found using what3words location [///DRIZZLY.LAND.LIKES](#)



ACCOMMODATION

Entrance Hallway

2' 7" x 15' 2" (0.80m x 4.62m)

With a radiator.

Utility/Storage

4' 9" x 6' 10" (1.45m x 2.08m)

Wall mounted boiler and space for a fridge/freezer.

Bathroom

7' 9" x 4' 9" (2.35m x 1.45m)

Obscured window, electric shower, wash hand basin, WC and a radiator.

Kitchen

7' 8" x 8' 0" (2.34m x 2.44m)

Window, matching wall and base units, complementary work surfacing, tiled splashback, stainless steel sink, drainer and mixer tap, oven with gas hob, integrated fridge, space for a washing machine and a radiator.

Living/Dining Room

22' 5" x 10' 8" (6.83m x 3.24m)

A light and spacious multipurpose room, with windows to either side, two radiators and door out to patio and onto communal gardens.

Bedroom 1

11' 3" x 8' 11" (3.43m x 2.71m)

Window and a radiator.

Bedroom 2

11' 3" x 7' 9" (3.42m x 2.35m)

Window and a radiator.

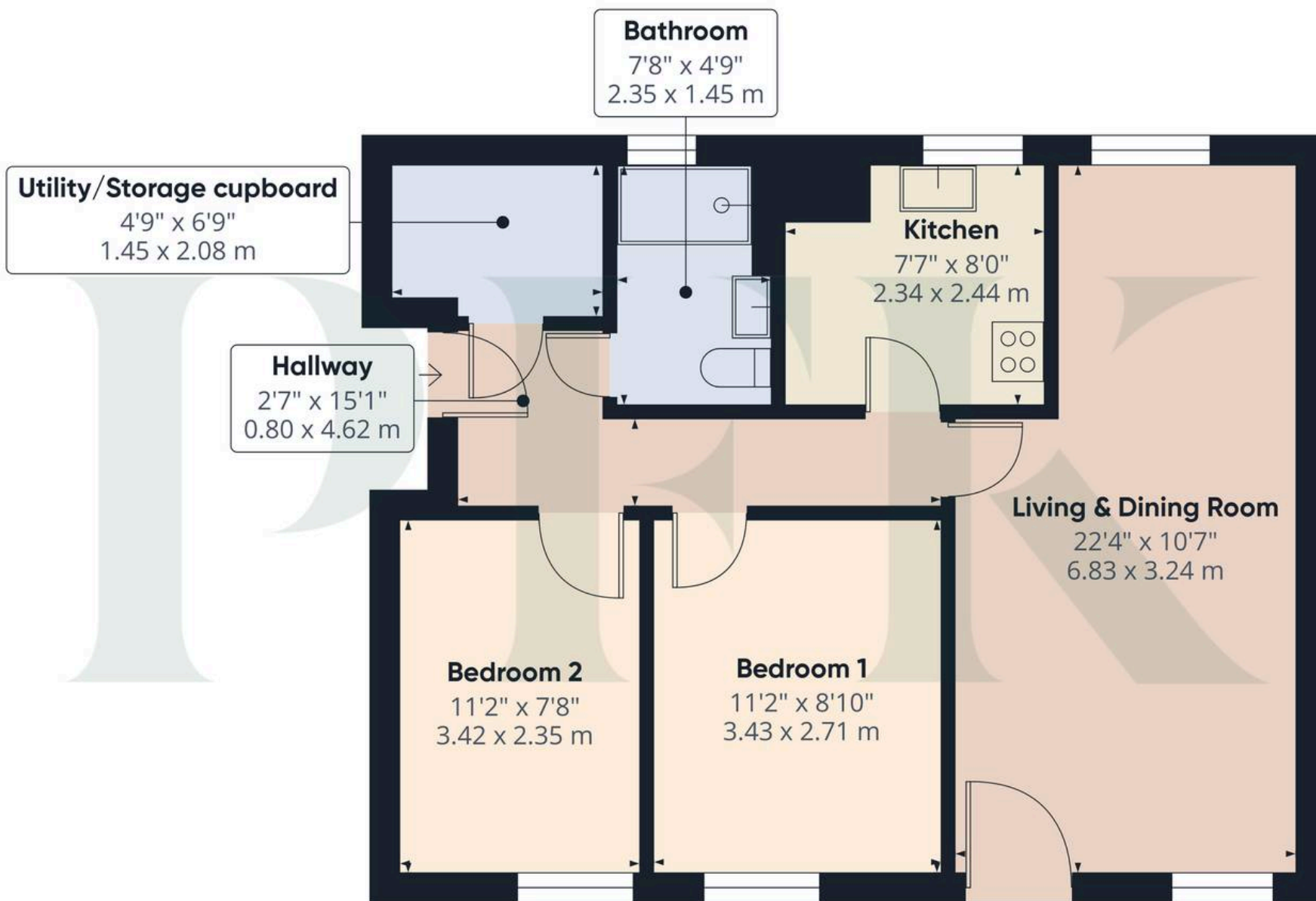
EXTERNALLY

Communal Garden

Private patio to the rear and communal gardens.







Approximate total area⁽¹⁾

580 ft²

53.9 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.

GIRAFFE 360



ADDITIONAL INFORMATION

Tenure

The property is leasehold with a 125 year lease in place from 27 August 1991. Service charges are in place of approx £700 per year for gardens, painting and maintenance of the communal areas.

Services

Mains gas, electricity, water and drainage. Gas 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.

Local Occupancy

Please note the property is subject to a local occupancy Clause. Occupiers will need to have lived or worked within the Lake District National Park for 3 years immediately preceding their application to purchase

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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