

PFK



Flat 1, Ridgemount Penrith Road, Keswick – CA12 4LJ
£950 pcm

PFK

Flat 1

Ridgemount Penrith Road, Keswick

A two bedroomed ground floor flat situated in Keswick with just a short walk into the town. The property has the benefit of parking at the rear and a front garden / patio area enjoying views of the Lakeland fells. The property briefly comprises fully carpeted living room and two bedrooms. Shower room, separate WC and modern kitchen, all with dark wood effect flooring. The property is presented in good order with viewing highly recommended.

- EPC rating C
- Leasehold
- Council Tax Band B
- Ground floor flat
- Allocated Parking at rear
- Close to town centre
- 2 Bedrooms
- Lakeland fell views



ACCOMMODATION

Rear Porch / Utility

8' 4" x 4' 3" (2.53m x 1.29m)

Accessed via part glazed UPVC door. With plumbing for washing machine, wall mounted Worcester central heating boiler, twin rear aspect windows and glazed door leading to kitchen

Kitchen

23' 11" x 9' 3" (7.29m x 2.82m)

A rear aspect room fitted with a range of modern wall and base units with complimentary work surface, incorporating Lamona sink and drainer unit with mixer tap and paneled splash backs. Freestanding Indesit cooker with electric oven, gas hob and extractor fan over, integrated Lamona dishwasher, built-in cupboard, two radiators and inset ceiling spotlights

Living Room

17' 0" x 11' 9" (5.19m x 3.58m)

A front aspect reception room with generous bay window offering views over Keswick. Wall mounted lighting, radiator and door leading to front porch.

Front Porch

5' 11" x 3' 3" (1.80m x 0.98m)

With radiator and UPVC front door leading out to front patio / garden area.

Bedroom 1

13' 1" x 12' 3" (3.98m x 3.73m)

Front aspect double bedroom enjoying views over Keswick. With radiator and built in storage cupboards with dressing table and mirror.

Bedroom 2 / Office

9' 8" x 5' 10" (2.94m x 1.79m)

Single bedroom with radiator and cupboard housing the utility meters.





WC

5' 4" x 3' 4" (1.63m x 1.01m)

Fitted with WC, radiator and obscured rear aspect window.

Shower Room

5' 1" x 4' 8" (1.56m x 1.41m)

Fitted with wash hand basin with shelf. Shaver socket and mirror over and shower cubicle with mains shower, vertical heated chrome towel rail, extractor fan, fully paneled walls and obscured side aspect window.

Front Garden

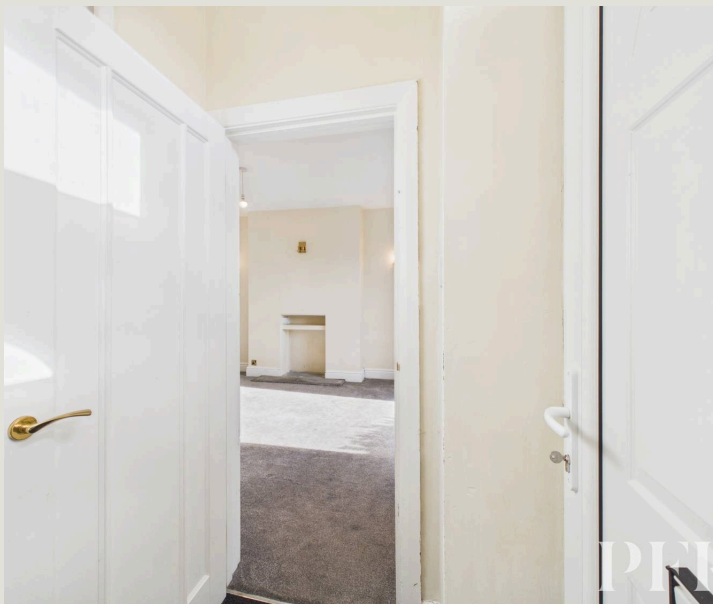
Small garden / patio area to the front of the property.

Off street

1 Parking Space

Off-street parking to the rear of the property.

A two bed ground floor flat situated in Keswick, in the heart of the Lake District National Park. Within the town there are a wide range of amenities and entertainment venues including the renowned Theatre By The Lake, library, Post Office, supermarkets, churches and schools. Access via major A-roads provides an easy commute to other well know surrounding locations such as Grasmere, Ambleside, Cockermouth, Penrith & Carlisle and straightforward access to the M6 via the A66.



Front Garden

Small garden / patio area to the front of the property.

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ADDITIONAL INFORMATION

Referral & Other Payments

Referral Fees and Other Payments PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, 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): EPC (M & G EPCs Ltd): £25 for EPC, Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them, Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5

Management & Terms

Management: this property is not managed by PFK. Terms: Rental: £950 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.

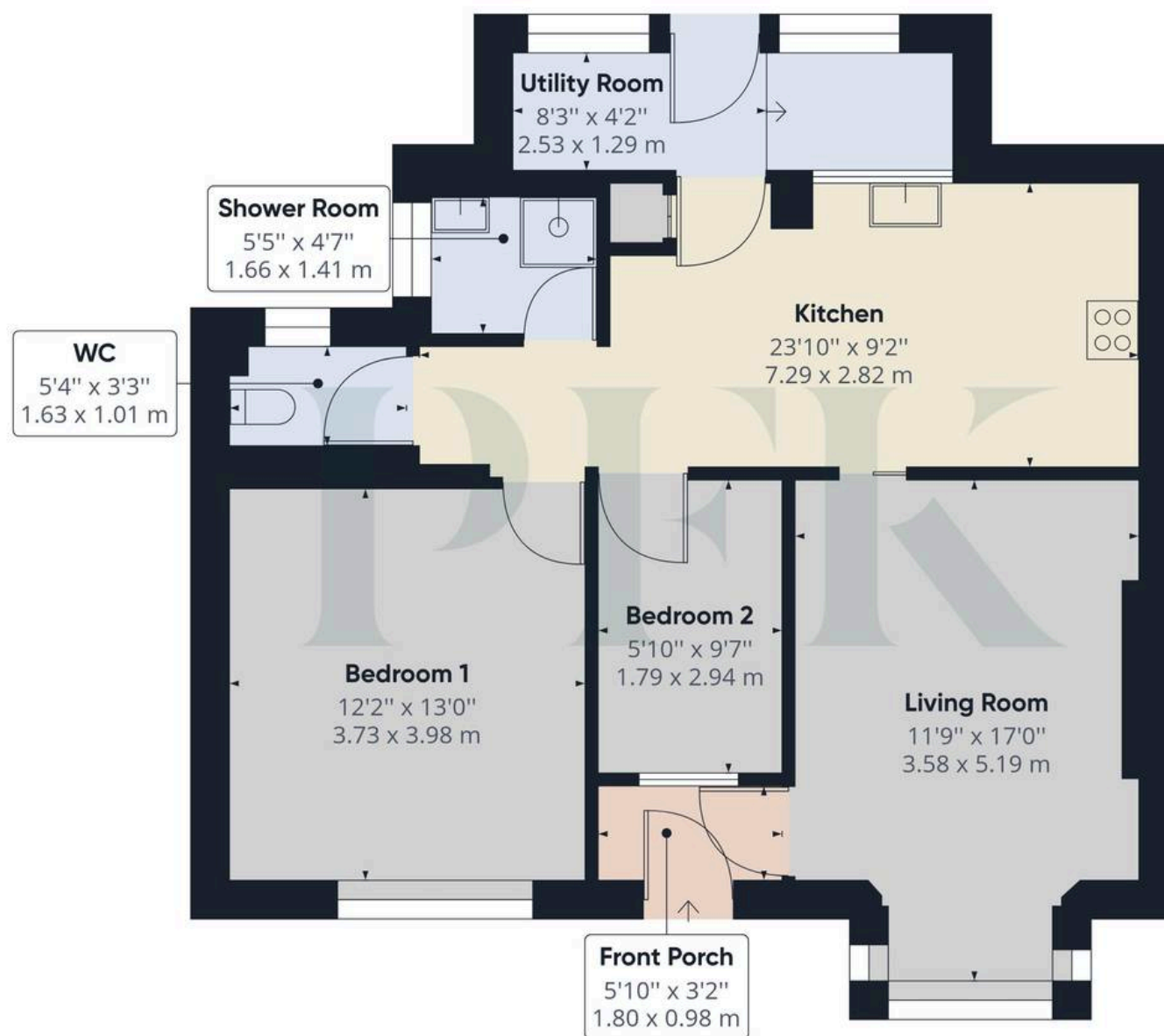
Directions

The property can easily be located using postcode CA12 4LJ or can otherwise be found using what3words location [///info.patrolled.hops](https://www.what3words.com/#!/info/patrolled.hops)

Services

Mains gas, electricity, water & drainage and 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.





Approximate total area⁽¹⁾

734.29 ft²

68.22 m²

(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.

GIRAFFE360



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