



Flat 2, 36A Station Street, Keswick, CA12 5HF

Guide Price £325,000

PFK

## Flat 2, 36A Station Street

### The Property:

A well presented deceptively spacious apartment arranged over two floors, ideally located in the very heart of Keswick town centre. The property is only one of two apartments above the holiday let agency.

The first floor offers a spacious hallway with stairs up to the third bedroom and a useful storage cupboard. The sitting room features beautiful arched windows to two sides, highlighting the wonderful views over the town to Skiddaw. There are two double bedrooms, one with an ensuite shower, bathroom and dining room which opens into the well appointed kitchen, with views up to Walla Crag.

The apartment is an ideal permanent residence, holiday home, or investment opportunity.

- **Tenure:** Leasehold
- **EPC rating** TBC
- **Spacious apartment**
- **Three bedrooms**
- **Council Tax:** Band C
- **Amazing views of Skiddaw**
- **Town centre location**





## Flat 2, 36A Station Street

### Location & Directions:

Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, a leisure pool, museum, cinema and the much respected Theatre By The Lake. The property is located in a popular residential area, within a short walk of the town centre and set amongst some spectacular scenery.

### Directions

The property can easily be located using postcode CA12 5HF or can otherwise be found using what3words location [///reception.irony.magnum](#)



## ACCOMMODATION

### Entrance Hallway

6' 8" x 8' 7" (2.02m x 2.61m)

Stairs to first floor, window to front aspect, fitted storage cupboard and a radiator.

### Living Room

12' 8" x 12' 10" (3.87m x 3.90m)

Feature dual aspect arched windows, with wonderful views of Skiddaw, cast iron feature fireplace and two radiators.

### Kitchen/Dining Room

10' 0" x 16' 10" (3.04m x 5.13m)

The dining area has a window to the rear and radiator. Incorporating the kitchen with a range of matching wall and base units, complementary work surfacing, tiled splashback, stainless steel sink, drainer and mixer tap, oven, gas hob with extractor over, freestanding fridge freezer, washing machine and a window to the rear aspect with views towards Walla Crag.

### Utility Room

6' 1" x 6' 9" (1.85m x 2.06m)

Housing the boiler, clothes dryer and water tank.

### Bathroom

7' 5" x 7' 2" (2.27m x 2.19m)

Bath with electric shower over and shower attachment, WC, wash hand basin and a heated towel rail.

### Bedroom 1

10' 7" x 10' 8" (3.22m x 3.25m)

With window to side aspect, and a radiator.

### Ensuite Shower Room

3' 7" x 6' 10" (1.09m x 2.09m)

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



### Bedroom 2

14' 6" x 10' 7" (4.41m x 3.23m)

Window to side aspect and a radiator.

## SECOND FLOOR

### Landing

2' 11" x 3' 1" (0.90m x 0.95m)

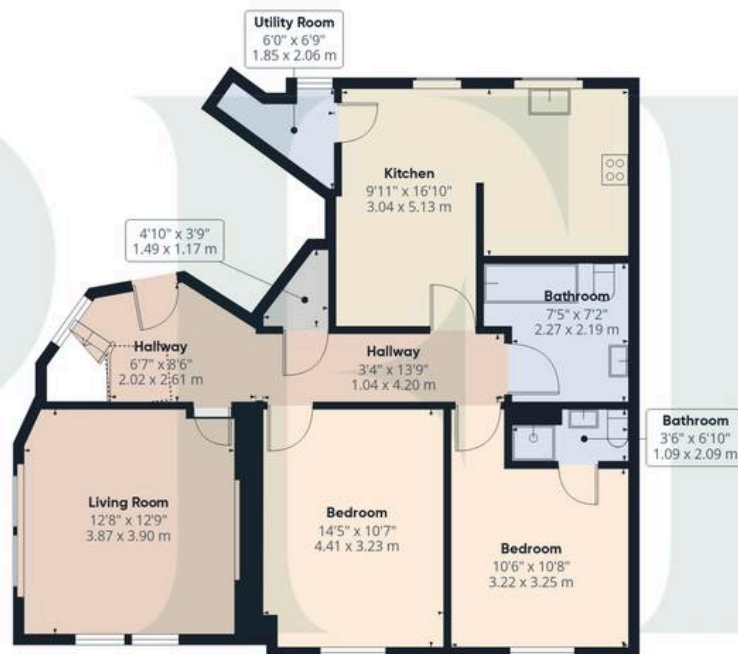
Window to rear.

### Bedroom 3

12' 10" x 12' 9" (3.90m x 3.88m)

Window to front aspect and a radiator.





Floor 0



Floor 1



## Approximate total area<sup>(1)</sup>

1075 ft<sup>2</sup>

99.9 m<sup>2</sup>

## Reduced headroom

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

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

### Referral and Other Payments

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.

### Services

Mains electricity, gas, water & drainage; gas central heating controlled by smart thermostat; 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

The property is leasehold. There is no service charge and any works are split between the two apartments, as and when required. Peppercorn rent.





## PFK Estate Agency Keswick

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