



**7b St. Johns Street, Keswick - CA12 5AZ**

Offers Over **£280,000**

**PEK**

## 7b St. Johns Street

### The Property:

A beautifully presented and deceptively spacious apartment arranged over three floors, ideally located in the very heart of Keswick town centre. The property benefits from its own private entrance with a generous and practical hallway/utility area, not shared with any other apartments.

The first floor offers a well appointed kitchen, an open plan living/dining room, a modern shower room, and a spacious double bedroom. On the second floor is a further double bedroom, enjoying attractive Lakeland fell views, particularly towards Latrigg, framed by the dormer window.

The apartment also benefits from offroad allocated parking, a rare and valuable feature for a central Keswick property, making this an ideal permanent residence, holiday home, or investment opportunity.





## 7b St. Johns 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 5AZ or can otherwise be found using what3words location [///arranger.purest.basic](https://www.what3words.com/arranger.purest.basic)

- Leasehold Property
- Council Tax Band; Assessed for business rates
- EPC rating D
- Allocated off road parking
- Spacious & flexible accommodation
- Town centre
- Lakeland fell views



## ACCOMODATION

### Boot Room/Utility Room

11' 3" x 13' 0" (3.43m x 3.96m)

With tiled flooring, understairs storage, washing machine and a radiator. This room could also be used as a dining room, office or bike store.

### Kitchen

17' 7" x 11' 2" (5.35m x 3.40m)

Window to front aspect, a range of matching wall and base units, complementary work surfacing, oven, gas hob with extractor over, stainless steel sink, drainer and mixer tap, integrated dishwasher, integrated fridge, understairs cupboard and a radiator.

### Shower Room

8' 7" x 5' 3" (2.62m x 1.60m)

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

### Living/Dining Room

16' 0" x 11' 8" (4.88m x 3.55m)

Window to rear aspect overlooking the town centre and a radiator.

### Bedroom 1

9' 8" x 11' 10" (2.94m x 3.60m)

Window to front aspect overlooking the parking area and a radiator.

### Landing/Storage area

3' 0" x 4' 0" (0.92m x 1.23m)

Velux window to rear

### Bedroom 2

15' 9" x 11' 10" (4.80m x 3.60m)

With Velux window to rear aspect, dormer to front with views of Lattrigg, two radiators and under eaves storage.





## EXTERNALLY

### Yard

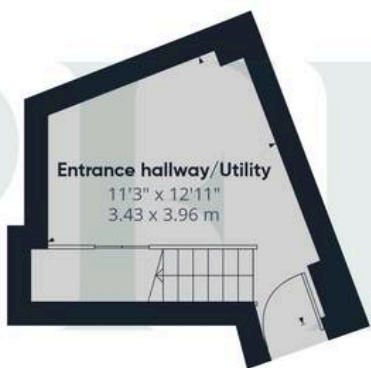
To the front of the property is a paved area with seating and pots.

### ALLOCATED PARKING

1 Parking Space

Vehicular access under the arch on St Johns Street opposite the Alhambra cinema. Allocated parking area to the right of the front of 7b St Johns Street.





Floor 0



Floor 1



Floor 2



<b>Approximate total area<sup>(1)</sup></b>
838 ft <sup>2</sup>
77.8 m <sup>2</sup>
<b>Reduced headroom</b>
85 ft <sup>2</sup>
7.9 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.

**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):

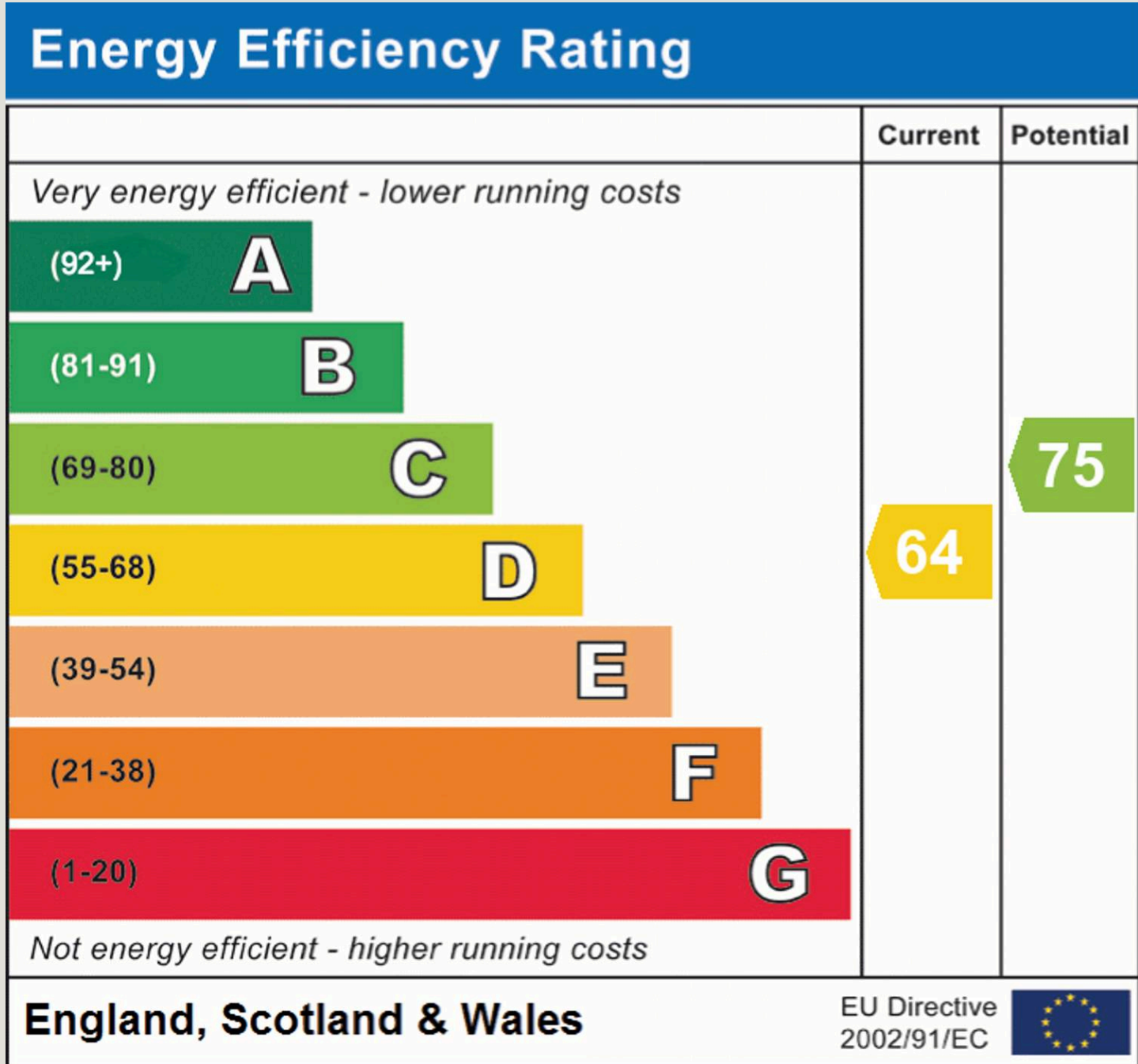
- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

**Services**

Mains electricity and water, gas central heating and mains drainage; 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 lease is 999 years from 13th December 1999. There are no annual maintenance fees, work is done on an as and when basis and this property pays 1/3 of the cost. Annual buildings insurance is payable at 1/3 of the cost.





## PFK Estate Agency Keswick

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